

# **TOWN OF ACTON**

## **WEST ACTON VILLAGE PLAN**



Prepared By

West Acton Village Planning Committee

and

Acton Planning Department

*in cooperation with*

Town of Acton Planning Board

March 10, 1994



# INTRODUCTION

## PREFACE

In April of 1990, the Town of Acton voted to adopt the Goals and Objectives of the Acton Master Plan following a two year comprehensive planning process. The Acton Master Plan was finalized in 1991. Development of a detailed plan for West Acton Village was an action recommendation of the Acton Master Plan.

In December of 1991, the Acton Planning Board formed the West Acton Village Planning Committee and charged its members with the responsibility of developing a plan to guide the future development of West Acton Village. The volunteer committee, six residents of West Acton and one West Acton business owner, began the task of developing the West Acton Village Plan in January of 1992.

## THE WEST ACTON VILLAGE PLANNING PROCESS

Under the direction of the West Acton Village Planning Committee, residents and local officials identified key issues and concerns as well as their visions of the West Acton Village of the future through an extensive public participation process including five public forums and three surveys; resident survey, intercept survey and business survey. The West Acton Village Plan represents these issues, concerns and visions and has been prepared over a two year period with the assistance and active participation of the Acton Planning Department and the Acton Planning Board.

The West Acton Village Plan is an addendum to the 1991 Acton Master Plan which provides a framework within which to shape the future residential and non-residential growth of West Acton Village. In addition, it will serve as a guide to protect the natural, cultural and historic resources of West Acton Village as the Village grows. The Goals and Objectives, and the Action Recommendations presented in the West Acton Village Plan are based on input received at the public forums, from the surveys and from an inventory and analysis of West Acton's natural resources, land uses, roadways, economic base, and build-out potential. The Action Recommendations serve to carry out the Goals and Objectives of the West Acton Village Plan.

At the 1994 Annual Town Meeting, the Committee will present several zoning articles that will begin the implementation of the major land use recommendations of the Village Plan. Many additional recommendations, to be implemented over the next few years, support the Goals and Objectives of the Village Plan. The West Acton Village Plan is expected to serve as a guide for both the commercial and residential development of West Acton over the next twenty years. To continue its function as a blueprint for the future of West Acton Village, the Village Plan should be monitored and updates should be completed every five years.



## **WEST ACTON VILLAGE PLAN: AN ORGANIZATIONAL OVERVIEW**

Following the Introduction, The West Acton Village Plan is composed of the following parts:

- Part I      Action Plan
- Part II     Implementation Program
- Part III    Inventory & Analysis
- Part IV    Appendices

Part I, Action Plan, is organized as follows:

- Section 1   West Acton Village Plan Goals
- Section 2   Village Character
- Section 3   Traffic Circulation and Safety
- Section 4   Economic Development
- Section 5   Housing
- Section 6   Natural Resources & Open Space

Each of these subject areas contains goals and objectives, followed by issue discussions and specific action recommendations. Each action is preceded by a brief discussion of the important issues underlying it. Some action recommendations are identified as "High Priority". Priority was determined by balancing the urgency of an action item against the current feasibility of implementing it.

Part II, Implementation Program, contains a Regulatory Plan and a Capital Improvement Program. The Regulatory Plan explains the package of zoning bylaw amendments that will be presented for adoption at the 1994 Annual Town Meeting to begin the implementation of the West Acton Village Plan. The Capital Improvement Program discusses the improvements which were identified in the planning process and provides cost estimates for each recommended capital improvement.

Part III, Inventory & Analysis, contains the following sections:

- Section 1   Geographic Description
- Section 2   Existing Land Use
- Section 3   Village Character
- Section 4   Historic & Architectural Resources
- Section 5   Natural Features
- Section 6   Economic Resources & Development
- Section 7   Infrastructure
- Section 8   Build-Out Analysis
- Section 9   Fiscal Analysis of Proposed Zoning

Part IV of the West Acton Village Plan contains the following supportive documentation:

- Proposed Zoning Bylaw Amendments
- West Acton Village Planning Area, Assessed Values, July 1993



Build-out Analysis, West Acton Village Planning Area, February 1994  
Build-out Analysis, Proposed West Acton Village District, February 1994  
Built-out Analysis, Proposed Village Residential District, February 1994

The West Acton Village Planning Committee would like to thank the many individuals who were enthusiastic participants in the village planning process. Those individuals who are directly responsible for developing the West Acton Village Plan are listed below. The Village Plan represents the combined efforts, and the consensus of, these individuals and the citizens of Acton who participated throughout the planning process:

West Acton Village Planning Committee

William H. Shupert, III, Chairman  
Dennis Ahern, Vice Chairman  
Denise Glaser  
Rosalie DeQuattro  
Marvin Norman  
Anne Jackson  
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David Hill, Chairman  
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John Pavan, Clerk  
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James Lee  
Joshua Chernin, Associate Member  
Richard Croswell, Associate Member

Special thanks are extended to the Acton Historical Society for allowing the West Acton Village Planning Committee to use their historic photographs and postcards within the West Acton Village Plan.



# **WEST ACTON VILLAGE PLAN**

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## **PART I**

### **ACTION PLAN**

In the Spring of 1992, the West Acton Village Planning Committee mailed survey forms to the 1450 households in the geographic area of West Acton. An outstanding number of residents, 34%, responded to the Resident Survey. The Planning Committee met with local businesses to complete a Business Survey and also conducted an Intercept Survey of people while they were using the village's businesses and services at various dates and times during the months of April and May 1992. In May of 1992, the West Acton Village Planning Committee sponsored a Public Meeting held at the Acton Town Hall to receive input from West Acton residents regarding the issues pertinent to West Acton Village. In the Summer of 1992, the West Acton Village Planning Committee began drafting the Goals and Objectives for the West Acton Village Plan. These draft Goals and Objectives were presented to the public in the "Beacon" newspaper, and were mailed to every resident and business owner within the West Acton Village Planning Area in late February of 1993. The draft Goals and Objectives were discussed at a Public Forum held by the West Acton Village Planning Committee at the Gates School in West Acton on March 29, 1993.

The draft of the West Acton Village Plan was released for public comment in July 1993. Copies of the draft Plan were sent to Acton departments, boards, committees and commissions. In addition, copies were mailed to numerous residents and business owners and distributed at the Citizens Library and the Memorial Library. The Village Planning Committee held three Public Forums in the Fall of 1993 to receive additional comments on the draft Village Plan, one at the Gates School, one at the West Acton Baptist Church, and one at the Friendship Room at Windsor Green. These comments were discussed by the Committee and many were incorporated into the final version of the West Acton Village Plan published in March of 1994.

Part I, Section 1, contains the Goals of the West Acton Village Plan. Immediately following are five additional sections covering the Objectives, Issues and Action Recommendations needed to implement the West Acton Village Plan Goals over the next several years. Some of the Action Recommendations will require Town Meeting approval or appropriation of funds by Town Meeting, while others can be carried out by Town boards and residents. Federal, state and private grant programs should also be pursued for public facilities improvements, economic development, housing and historic preservation. Many individual Action Recommendations require further refinement before a final decision on implementation will be made by Acton residents or the appropriate Town boards and committees.



## **SECTION 1**

### **WEST ACTON VILLAGE PLAN GOALS**

**GOAL:** Maintain village character.

**GOAL:** Improve pedestrian safety, convenience and comfort in West Acton Village and the surrounding neighborhoods.

**GOAL:** Improve automobile traffic safety and circulation in West Acton Village.

**GOAL:** Support new development that enhances village vitality.

**GOAL:** Encourage small business development.

**GOAL:** Promote diversity in housing within West Acton Village.

**GOAL:** Protect West Acton's natural resources.

**GOAL:** Preserve open spaces and develop additional public open spaces and park land bordering Fort Pond Brook.

**GOAL:** Improve the Appearance of West Acton Village



## SECTION 2

### VILLAGE CHARACTER

**GOAL: Maintain village character.**

Objective: Preserve open spaces and conservation areas surrounding West Acton Village.

Objective: Preserve mixture of residential and non-residential uses within West Acton.

Objective: Encourage volunteer efforts to promote a sense of village community and to foster awareness of village character.

Objective: Encourage development to be compatible with the existing built environment in terms of design, scale, and massing and to strengthen the village character.

Objective: Preserve the cultural resources of West Acton Village.

Objective: Preserve historic buildings within West Acton Village.

Issue: Preservation of the Village Character of West Acton

The village reflects the economic, social and political history that has a left actual physical imprints on the natural and built environment. West Acton Village is a relatively small clustered settlement dominated by older homes and structures generally situated on small, narrow lots.

The extent and variety of land uses within West Acton Village are among the strongest determinants of the village's character; therefore preservation of village character is largely dependant on them. Acton can preserve West Acton Village through zoning that is designed to integrate uses and thereby sustain village life while reducing the need for travel and resulting congestion. The zoning provisions for West Acton Village should provide for the following: maintenance of the mixture of residential and non-residential uses; encouragement of "village scale" businesses; setbacks that keep businesses and residences close to the street; encouragement of new development and redevelopment that is in harmony with the present village character and environment; and the fostering of the diversified housing stock. These zoning provisions implement the Goals of the West Acton Village Plan and will ensure the preservation of the character of West Acton Village.

The rich history of West Acton Village created this special community character that makes

West Acton, specifically and Acton, generally, a desirable place in which to live. This New England village character is a quality valued not only by those who live in Acton, but also by those who come to the community as potential residents, visitors, tourists, workers, shoppers and commuters.

Action Recommendation <i>High Priority</i>	Establish criteria through Zoning and Site Plan Regulations for the siting of new construction and the alteration of existing buildings and structures to protect West Acton's village character.
Action Recommendation <i>High Priority</i>	Amend zoning regulations for West Acton Village to prevent uncontrolled development such as low-rise strips that detract from the village character and to control the size of businesses.
Action Recommendation <i>High Priority</i>	Amend zoning regulations to establish appropriate front yard setbacks to preserve the Village character and to affirm the relationship of buildings to the streets.
Action Recommendation <i>High Priority</i>	Provide a design review element for parcels located in West Acton Village within the zoning regulations to encourage respect for the traditional scale and massing of buildings within the Village, and to allow neighboring historic architecture to guide the size, shape, style, materials, and detailing of new buildings; thereby ensuring that new construction will be compatible with the Village environment.
Action Recommendation <i>High Priority</i>	Amend zoning regulations to provide adequate parking within West Acton Village, to encourage connection of parking lots, shared parking, and to provide landscaping for parking that will enhance the village environment.
Action Recommendation <i>High Priority</i>	Amend the zoning regulations to preserve the mixture of residential and non-residential uses within West Acton.
Action Recommendation	Promote the use of cultural resources within West Acton Village such as the Citizen's Library and Theatre III.
Action Recommendation	Encourage the adaption of historic buildings for re-use whenever possible.
Action Recommendation <i>High Priority</i>	Amend the zoning regulations to recognize the unique settlement pattern of the village homes adjacent to the business center in West Acton Village which include single family homes on narrow lots, duplexes, multifamily dwellings, large antique homes on small lots and some homes with small business in them by creating a new residential district with reduced lot size and frontage requirements and adjust the uses permitted to reflect typical village residential uses.

<p>Action Recommendation <i>High Priority</i></p>	<p>Expand the West Acton Local Historic District to include: Spruce Street from Massachusetts Avenue to the Gates School parcel; Central Street north of Massachusetts Avenue to and including the Ice House parcel (F2A, 2-1); Central Street south of Massachusetts Avenue to Summer Street; Mead Terrace; and other buildings of historic significance within West Acton Village.</p>
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**GOAL: Improve the Appearance of West Acton Village**

Objective: Beautify West Acton Village to improve aesthetic quality of life.

Objective: Encourage on-going maintenance and simple repair of the exterior of buildings and structures within West Acton Village.

Objective: Encourage maintenance of the grounds in and around West Acton Village.

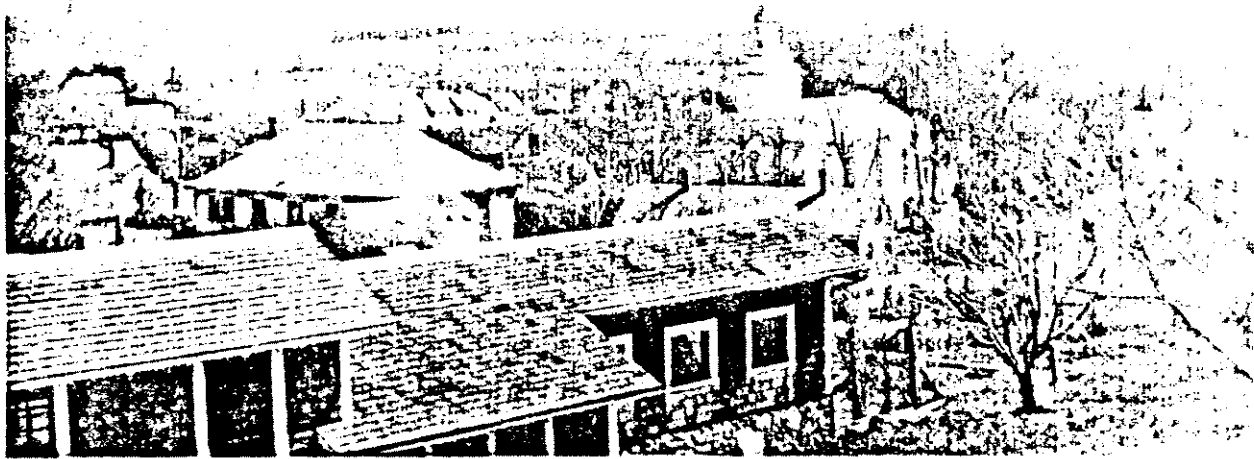
Objective: Develop a program of street tree planting to improve the Village landscape and adjust the Zoning Bylaw to appropriately regulate landscaping in village parking areas.

Issue: Village Appearance

The image of West Acton Village, as with any densely developed area, can be significantly improved through a program of routine property and grounds maintenance. In addition to on-going maintenance, the Village's image can be markedly improved through the addition of pedestrian amenities such as park benches in front of Gardner Field and where sidewalk width can accommodate them, trash barrels throughout the center of West Acton Village, picnic tables in front of Gardner Field, street trees along Massachusetts Avenue and planters throughout the village.

<p>Action Recommendation <i>High Priority</i></p>	<p>Install village entry signs at key points in West Acton Village (Route 111/Central Street).</p>
<p>Action Recommendation</p>	<p>Accommodate pedestrians with landscaping such as street trees to provide shade and beauty, and street furnishings such as benches and trash containers for convenience and comfort.</p>
<p>Action Recommendation <i>High Priority</i></p>	<p>Facilitate the joint effort of Town personnel and community volunteers to beautify West Acton Village.</p>

Action Recommendation <i>High Priority</i>	Encourage West Acton Village property owners to maintain their properties.
Action Recommendation	Encourage the use of plaques that name buildings or discuss historic events within the Village.
Action Recommendation	Encourage activity in the Village through both public programs and private efforts: book fairs, special events, sidewalk sales, exhibits and artists' corners.



## SECTION 3

### TRAFFIC CIRCULATION & SAFETY

**GOAL:** Improve pedestrian safety, convenience and comfort in West Acton Village and the surrounding neighborhoods.

Objective: Promote pedestrian circulation and safety within West Acton.

Objective: Provide sidewalks, walkways and bike paths within the Village and surrounding neighborhoods to enhance access to the Village center.

Objective: Eliminate pedestrian/automobile conflicts and increase pedestrian safety by providing separation of pedestrian ways and vehicular ways through construction of sidewalks, curbs, and maintenance of crosswalk pavement markings.

Issue: Safe Circulation of Vehicles and Pedestrians

Streets not only serve as a passageway for vehicles, they also serve as a functional element of the village by connecting the various land uses. Pedestrians have shared streets with vehicles since ancient times; however, the conflict between pedestrian and vehicle has been observed for almost as long. While pedestrian and motor vehicle traffic are both important to the continued success of West Acton Village, the increased amount and speed of vehicular traffic have made walking in certain portions of West Acton Village unpleasant at best and unsafe at worst. Traffic speed can be controlled by providing frequent breaks in traffic flow. Increased pedestrian amenities including more crosswalks and extensions of sidewalks to serve as "neck-downs" (narrowing of pavement width) can provide these needed frequent breaks in traffic flow and contribute to the control of vehicle speed within the Village. Properly designed pedestrian circulation systems are vitally important to the safety and convenience of village residents and to the vitality of the village's commercial area. In addition, they can serve as a unifying element within West Acton Village. Therefore, crosswalks, sidewalks, pedestrian paths, and improved street design should be provided throughout West Acton Village. Efforts should be made to develop a bikeway along the MBTA tracks from West Acton to South Acton and beyond to Littleton. This bikeway could provide safe bicycle routes that would help to resolve the motor vehicle/pedestrian/bicycle conflicts which frequently occur in densely settled areas such as West Acton Village.

Action Recommendation <i>High Priority</i>	Limit street curb cuts for driveways and make their boundaries clear so pedestrians know where they are safe and where to be careful and narrow the existing wide curb cuts.
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Action Recommendation <i>High Priority</i>	Reconstruct existing sidewalks along both sides of Spruce Street from Massachusetts Avenue to Arlington Street to prevent cars from parking over the sidewalks. Add a new segment of sidewalk along the frontage of parcel 70 on Map F-2A. Construct new sidewalks using concrete paving material and granite curbs.
Action Recommendation <i>High Priority</i>	Enforce parking regulations to ensure safe vehicle movements at the intersections in West Acton Village.
Action Recommendation <i>High Priority</i>	Enforce one hour parking regulations along Massachusetts Avenue.
Action Recommendation <i>High Priority</i>	Maintain pavement markings for crosswalks by semi-annual repainting or through the use of thermoplastic marking material. Stripe on-street parking spaces annually.
Action Recommendation <i>High Priority</i>	Create safer street-crossings for pedestrians by extending sidewalks into the parallel parking lane at crossing locations along Massachusetts Avenue.
Action Recommendation	Encourage the development of a pedestrian pathway from Massachusetts Avenue to Arlington Street.
Action Recommendation <i>High Priority</i>	Add new crosswalks at the following locations: across Central Street from Arlington Street; across Massachusetts Avenue at Arlington Street; and across Arlington Street at Spruce Street.
Action Recommendation <i>High Priority</i>	Replace the present crosswalk across Massachusetts Avenue from Windsor Avenue with a new crosswalk across Massachusetts Avenue from the west side of Windsor Avenue.
Action Recommendation <i>High Priority</i>	Install pedestrian crossing signs at all crosswalks within the Village.
Action Recommendation <i>High Priority</i>	Amend the Acton Sidewalk Master Plan to provide adequate pedestrian safety within West Acton Village by adding sidewalks along the south side of Arlington St. (between Spruce St. and Central St.), along both sides of Windsor Ave., along both sides of Spruce St. from Massachusetts Ave. to Gates School, along the north side of Arlington St. (between Central St. and Massachusetts Ave.), along Central St. from Massachusetts Ave. to Elm St., and the north side of Massachusetts Ave. from the intersection at Central St. to the intersection at Wright Terrace.

Action Recommendation <i>High Priority</i>	Amend zoning regulations and subdivision rules and regulations to allow the permit granting authorities the ability to require construction of sidewalks, or contribution to a sidewalk fund whenever site alteration or new construction is proposed.
Action Recommendation	For better separation of pedestrian ways, as sidewalk repairs are made, replace all bituminous concrete sidewalks and cape cod berms with concrete sidewalks and vertical granite curbing within West Acton Village. Construct all new sidewalks using concrete for the walkways and vertical granite curbing for pedestrian safety and preservation of village character.
Action Recommendation <i>High Priority</i>	Formalize the brook crossing between the Gates School and Douglas School; construct a paved pathway for pedestrians and bicyclists from Spruce St. to Elm St.
Action Recommendation <i>High Priority</i>	Adjust the Acton Sidewalk Master Plan as needed to provide for construction of sidewalks along roadways leading into West Acton Village such as along Arlington St. from Summer St., extend sidewalks south on Central St. and Windsor Ave.

**GOAL: Improve automobile traffic safety and circulation in West Acton Village.**

Objective: Provide ample off-street parking in West Acton Village to prevent the congestion that results when drivers are circling in search of parking spaces.

Objective: Eliminate points of conflict, where possible, by reducing curb cuts and improving intersection geometrics in West Acton Village.

Objective: Amend the zoning regulations to encourage combined parking facilities so that places of work, shopping, recreation, and habitation can share parking spaces; to encourage parking structures in the Village; and to avoid the redundancy in off-street parking lots and on-street parking.

Objective: Review speed limits and signage along Route 111 to establish consistency of speed controls for vehicles entering West Acton Village.

Objective: Provide intersection design improvements for the intersections identified as problematic intersections (Windsor Avenue & Massachusetts Avenue, Arlington Street & Central Street, Spruce Street and Arlington Street, Kinsley Road and Massachusetts Avenue, Mead Terrace and Massachusetts Avenue, and Central Street and Willow Street.)

Issue: Vehicular Traffic

Vehicular traffic is a major factor in defining village character. The cross-roads around which the Village developed have become automobile-dominated rather than people-oriented which can cause safety problems for both the vehicles and the pedestrians. Given that West Acton Village is one of the most densely settled areas in Acton and represents a typical village center with a commercial orientation, a certain level of congestion is part of what can make a village like West Acton Village a vibrant place to do business and meet people. However, control and safety of both vehicular and pedestrian traffic is essential if the village character of the West Acton Village business center and environs is to be maintained and improved beyond what it is today. Vehicular control establishes the pace for the business district. If vehicles traverse the district at too fast a speed, the viability of the businesses and the safety of pedestrians is threatened.

Although the speed limit is reduced to 25 mph when entering West Acton Village on Route 111 from the east, and the limit is reduced to 30 mph from the other entry points (eastbound on Route 111, and northbound and southbound from Central Street), these reduced speed limits are often ignored by motorists. Therefore, existing speed limits are not completely effective in slowing traffic through West Acton Village. Certainly, installation of the traffic signal at the intersection of Central Street and Massachusetts Avenue has aided the reduction in speed. However, additional aid could be provided through the construction of neck downs or diverter islands, village entry signs, and consistent enforcement of speed limit and pedestrian crossing laws.

Action Recommendation <i>High Priority</i>	Provide clear speed control signage and consistent enforcement thereof.
Action Recommendation <i>High Priority</i>	Encourage off-street walkway connections between buildings in West Acton Village for improved pedestrian circulation and to encourage one-stop shopping.
Action Recommendation <i>High Priority</i>	Reduce the speed limit to 25 mph for north, south and eastbound motorists entering the Village and post signs in appropriate locations.
Action Recommendation <i>High Priority</i>	Require landscaping and adequate, accessible parking in the rear of all new commercial developments.
Action Recommendation <i>High Priority</i>	Amend zoning regulations to create usable off-street parking in keeping with the character of West Acton Village, to limit the size and number of curb cuts allowed per lot, to encourage the use of shared parking areas within the Village, and to connect off-street parking facilities with common drives.
Action Recommendation	Encourage site alterations at the West Acton Post Office to provide additional parking, and consider designating on-street parking in safe locations for post office use only.

Action Recommendation <i>High Priority</i>	Encourage off-street driveway connections between off-street parking lots in West Acton Village for improved vehicle circulation off of the public ways.
Action Recommendation <i>High Priority</i>	Adopt impact fee regulations to fund off-site infrastructure improvements necessitated by increased development such as contributions to parking solutions and increased public safety personnel and equipment.
Action Recommendation <i>High Priority</i>	Utilize mirrors or other safety devices for intersections where there are inadequate sight distances; particularly at the corner of Mead Terrace and Massachusetts Avenue.
Action Recommendation <i>High Priority</i>	Enforce no-parking restrictions at intersections and along the north side of Arlington Street from Spruce Street to Central Street. If parking at intersections remains a problem, extend sidewalks to provide a neck-down (narrowing of pavement) and to improve sight distance.
Action Recommendation	Review the street layouts, such as Central Street, within West Acton Village to determine whether it is possible to create a row of angle on-street parking spaces rather than parallel parking spaces within the West Acton Village business center to accommodate more cars for use by patrons of the merchants and public buildings in the Village.



## SECTION 4

### ECONOMIC DEVELOPMENT

**GOAL:** Support new development that enhances village vitality.

Objective: Adjust the intensity of development to reflect present West Acton Village character, to accommodate infill and expansion where appropriate, and to ensure the continued viability of the village.

Objective: Ensure compatibility of businesses within West Acton Village.

Objective: Maintain the mixture of residential and non-residential uses to preserve the residential element and to ensure a customer base for West Acton Village businesses.

Objective: Limit the size of businesses to maintain "village-scale" land uses.

Issue: Continued Economic Vitality

West Acton Village is presently Acton's most successful village. To prevent West Acton Village from meeting the same fate as many other former village areas, absorption by suburban housing developments and commercial strip development, it is necessary to actively ensure the continued vitality of the village. Enhancing the vitality of the village can be accomplished by diversifying commerce, maintaining the mixture of residential and non-residential uses, ensuring the continued presence of a residential element in the West Acton Village District to provide a customer base for village businesses, continuing a municipal presence, improving public areas such as Gardner Field, allowing new growth, and ensuring general architectural compatibility with the village environs. To enhance the vitality of the Village and provide for new growth, alternatives to septic systems and cesspools must be pursued. Zoning should be adjusted accordingly.

Action Recommendation	Investigate the feasibility of shuttle bus to the South Acton train stop and public parking lots/facilities.
Action Recommendation <i>High Priority</i>	Amend zoning regulations to allow larger buildings on a lot that are more consistent with existing buildings in West Acton Village, to sustain the residential component of the Village's business center, and to discourage land uses that are not consistent with the West Acton Village environment.

Action Recommendation <i>High Priority</i>	Amend zoning regulations to encourage a mixture of uses that will promote diversification of products and services offered within the Village.
Action Recommendation <i>High Priority</i>	To ensure the continued vitality of West Acton Village and to allow growth to occur, provide alternatives to subsurface sewage disposal such as tertiary treatment facilities through the use of one of more of the following: sewer districts; betterments; and impact fees.
Action Recommendation	Reinstate the West Acton Village MBTA train stop in a location that can accommodate parking and will not block traffic on Massachusetts Avenue.

**GOAL: Encourage small business development.**

Objective: Increase the variety of goods and services available to residents of West Acton Village and the surrounding neighborhoods.

Objective: Limit the size of businesses to avoid large scale businesses that would detract from the character of West Acton Village.

Objective: Adjust the Zoning Bylaw to allow non-residential uses within owner-occupied dwellings in the neighborhoods adjacent to the West Acton Village District.

**Issue: Small Businesses**

Residential and non-residential uses are often seen as incompatible. However, in West Acton Village, this mixture of land uses adds to the village's appeal and vitality. One main reason for this positive effect is that the buildings were constructed at a "village scale" and the businesses located there were small in size. Therefore, small businesses have been identified as the preferred types of businesses that are most suited to West Acton Village's atmosphere and character. To maintain these "village-scale" uses, control traffic and preserve village character, it is necessary to place a cap on the size of a business that can be allowed in the West Acton Village District.

Action Recommendation <i>High Priority</i>	Ensure compatibility of non-residential and residential uses by eliminating some of the uses that are out of character with the village environment.
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Action Recommendation <i>High Priority</i>	Amend zoning regulations to establish a maximum floor area for business uses in West Acton Village.
Action Recommendation <i>High Priority</i>	Amend zoning regulations to foster the development of owner-occupied residences combined with business uses.
Action Recommendation <i>High Priority</i>	Investigate the possibility of utilizing grant monies available from state and federal agencies and research other economic development programs that will help small shopkeepers stay in the Village where they add life to the street, provide convenient and economical services, and remain neighbors and members of the village in ways that large businesses cannot.
Action Recommendation <i>High Priority</i>	Encourage the preservation or adaptive reuse of existing older buildings in West Acton Village that will accommodate "village scale" businesses.
Action Recommendation <i>High Priority</i>	Limit and discourage development of commercial uses in strip malls that create congestion and are not compatible with the Village environment.



MEAD BLOCK, C. 1922

## SECTION 5

### HOUSING

**GOAL:** Promote diversity in housing within West Acton Village.

Objective: Provide housing that meets the broad spectrum of needs of the residents of Acton including housing units for those at the entry level of homeownership, "empty-nesters", elder residents, and those requiring housing assistance and rental housing units.

Objective: Ensure maintenance of present housing mixture including single, two family and multi-family dwelling units.

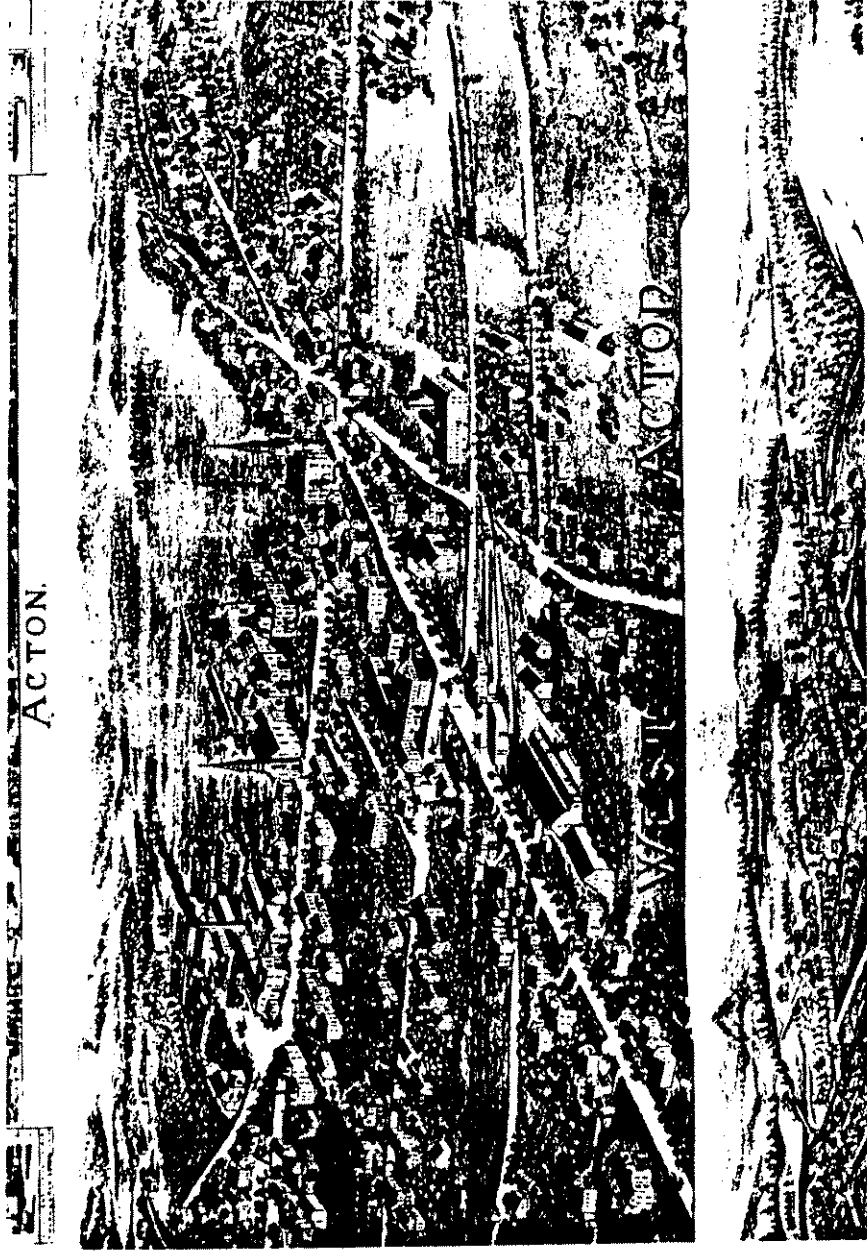
Objective: Provide adequate housing to meet future housing needs and to provide support of economic growth in West Acton Village and in the community as a whole.

Issue: Diversity in Housing

West Acton epitomizes village housing which features single family homes on narrow lots, duplexes, multi-family dwellings, and large-scale homes on very small lots. The permitted housing types should reflect the existing residential character of West Acton Village. To encourage the development of housing that is in keeping with the Village environment, minimum lot sizes should be lowered and the infilling of existing undeveloped parcels of land with new houses, built to be compatible with the form and siting of existing houses, should be encouraged. Such infilling would be instrumental in strengthening the character of the Village and in providing much needed less expensive housing. Multi-family housing for not more than four dwelling units should be permitted provided it is patterned after the traditional large village houses located within the Village. This would allow for the reconstruction of existing multi-family dwellings in the event of renovation, fire or other disaster and would provide additional low cost housing units. The zoning provisions applicable to West Acton Village should be tailored to the village's individual characteristics, rather than trying to apply uniform standards to a unique situation.

Action Recommendation <i>High Priority</i>	Amend zoning regulations to ensure preservation of diversity in housing within West Acton Village.
Action Recommendation <i>High Priority</i>	Amend zoning regulations to provide a new village residential zoning district to recognize the distinct character of the village homes surrounding the business center of West Acton Village.

Action Recommendation	Encourage the provision of affordable housing through the utilization of the Affordable Housing Overlay District provisions in the Zoning Bylaw and through acquisition of deed restrictions for existing rental housing units.
Action Recommendation <i>High Priority</i>	Amend zoning regulations to allow multi-family dwellings of up to four units within the Village Residential District to ensure diversity of housing that is in keeping with the village environment.



## SECTION 6

### NATURAL RESOURCES & OPEN SPACE

**GOAL:** Protect West Acton's natural resources.

Objective: Protect water quality.

Objective: Pursue state recognition of alternative methods for waste water treatment.

Objective: Promote utilization of sewage treatment facilities in new construction.

Issue: Preservation and Protection of Natural Resources

Although much of West Acton Village is considered to be "built environment", there are significant natural resources within and surrounding the Village. Among these natural resources are wetlands, floodplains, surface water, soils that are generally well-suited for septic disposal, hilly, vegetated terrain, and a flat central village area. Abundant groundwater supply is also one of West Acton Village's most valuable natural resources as the Town of Acton relies solely upon groundwater for its public drinking water. Within the Village are parcels contained within Groundwater Protection Districts 3, and 4. Because a significant portion of the Village is in Zone 3, the Zoning Bylaw should be modified to further restrict uses that have a high potential for groundwater contamination. In addition, surface runoff in the Village should be treated in manner that will allow for dense development while providing groundwater protection. Protection of these natural resources is vital to the continuation of West Acton Village.

Action Recommendation <i>High Priority</i>	Restrict the application of road salt in environmentally sensitive areas (roadway segments that are adjacent to brooks and wetlands) to only intersections and hills.
Action Recommendation <i>High Priority</i>	Encourage installation of sewage treatment facilities in all new construction of commercial and residential developments in and around West Acton Village.
Action Recommendation <i>High Priority</i>	Adjust zoning regulations to further restrict uses within West Acton Village that utilize hazardous materials and/or generate hazardous waste such as automotive uses and other commercial uses that are incompatible with the character of the Village.

**Issue: Sewage Disposal**

Soils in West Acton Village are generally well-suited to subsurface sewage disposal. However, the future development of West Acton Village relies on adequate sewage disposal and quality drinking water. Most uses in West Acton Village currently use septic systems, some are still using cesspools. There is significant growth potential within the Village; however, soils may not support continued subsurface disposal of sewage due to high nutrient loading of the soils and groundwater, future growth may therefore be severely limited. The Town should pursue the siting of sewage treatment plants on one or more of the remaining unbuilt lands within or near the Village.

Action Recommendation <i>High Priority</i>	Provide alternatives to subsurface sewage disposal such as tertiary treatment or other emerging technologies that will better protect the groundwater resources.
Action Recommendation <i>High Priority</i>	Encourage the construction of one or more sewage treatment facilities to serve the West Acton Village area on the following public and privately owned parcels of land identified by their Town of Acton Atlas Map and Parcel numbers: E2, 247; F2A, 1-1; F2A, 2; F2A, 2-1; F2A, 1; F2A, 140; F2A, 16-1; F2A, 51; F2A, 72; F2B, 1; F2B, 31-2; F2B, 31; F2B, 31-10; F2B, 14; F2B, 17; F2B, 25; F2B, 79; F2B, 87; F2B, 87-1; and F2B, 41.
Action Recommendation <i>High Priority</i>	Construct sewage treatment facilities to serve areas where on-site replacement of septic systems is not feasible through the use of one or more of the following: sewer districts, betterments, and impact fees.

**GOAL: Preserve open spaces and develop additional public open spaces and park land bordering Fort Pond Brook.**

**Objective:** Protect West Acton Village's open spaces and open space surrounding the Village to prevent the village from becoming an entirely "built" environment.

**Issue: Preservation of Open Spaces**

West Acton Village is a fairly densely developed section of Acton with substantial areas of undeveloped lands surrounding the Village. Very little open land is actually contained within the delineated boundaries of the Village; therefore, preservation of the surrounding undeveloped lands and the careful development of the undeveloped land within the Village is vital to the character of West Acton Village.

Action Recommendation <i>High Priority</i>	Encourage developers of vacant parcels of land surrounding West Acton Village to use cluster methods of development.
Action Recommendation <i>High Priority</i>	Create a green belt along Fort Pond Brook as recommended in the Town of Acton Open Space and Recreation Plan.
Action Recommendation	Encourage volunteer efforts to provide benches, picnic tables and trash receptacles on the public land along Fort Pond Brook.
Action Recommendation <i>High Priority</i>	Coordinate volunteer efforts and Town resources/equipment for renovation of Gardner Field to eliminate the feeling of isolation by performing the following tasks: replace the portion of the chain-link fence facing and parallel to Massachusetts Avenue; expand Gardner Field to the full size of the parcel and provide a separation of space for the ball field and the playground equipment; create a social area in front of the fenced playground/ball field and install picnic tables and park benches in this area; prune the heavy canopy of trees to the rear of the field to allow sunlight; and repair and replace outdated playground equipment.
Action Recommendation <i>High Priority</i>	Adjust zoning regulations to create green spaces within the village through changes in the parking landscape requirements.
Action Recommendation	Coordinate volunteer efforts and Town resources/equipment to better utilize existing open space and to keep the Fort Pond Brook area clean.

## **IMPLEMENTATION PROGRAM**

Part II, the Implementation Program, is separated into two sections; 1) Regulatory Plan, and 2) Capital Improvements. The Regulatory Plan, based on the goals and objectives developed during the village planning process, is the central focus of the West Acton Village Plan. The Capital Improvements section establishes some ball-park estimates for the improvements recommended in the Village Plan.

Although implementation of the West Acton Village Plan will take place over the next several years, the groundwork for implementation of the Village Plan's goals and objectives can be laid through amendment of Acton's Zoning Bylaw. The Regulatory Plan is a package of regulatory recommendations designed to more effectively guide future growth in West Acton. The text of the proposed Zoning Bylaw amendments is included in the West Acton Village Plan as Appendix B.

The Capital Improvements section of the Implementation Program addresses such issues as transportation problems, municipal facilities and the associated infrastructure improvements needed to implement the goals and objectives of the West Acton Village Plan.



## **SECTION 1**

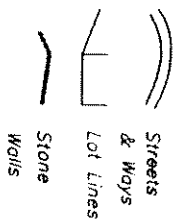
### **REGULATORY PLAN**

The West Acton Village Plan is a supplement to Acton's town wide Master Plan completed in 1991. The Master Plan recommended that Acton's village areas should be studied independently and in greater detail. Based on extensive comment and participation of residents and businesses in and around West Acton Village, the West Acton Village Planning Committee has developed a set of four articles that propose amendments to the Acton Zoning Bylaw that will begin the implementation of the recommendations of the West Acton Village Plan. These articles will be presented at the 1994 Annual Town Meeting. The text of the articles is included in Section IV as Appendix B and the proposed amendments to the Acton Zoning Map are shown as Figure 1. The following text is a summary of each of the articles and explains how the Goals and Objectives of the West Acton Village Plan will begin to be implemented if these amendments are adopted by Town Meeting.

#### **West Acton Village District**

The size of the West Acton Village District will be reduced to the area which is currently the core business center of West Acton Village. It will eliminate the northerly extensions of the present business zoning district which now extend north along Central and Spruce Streets because these areas are mostly in residential use. It will rezone these areas and some additional parcels south of the village center to the Residence 2 District. However, in the next article, most of these parcels will be rezoned into a new residential zoning district, Village Residential District, to recognize the unique characteristics of these village residences. In addition, it will rezone from the Limited Business District to the West Acton Village District an isolated commercial area at the intersection of Central and Willow Streets. This area is within the geographic boundaries of West Acton Village; therefore, the West Acton Village District zoning designation is more appropriate.

Some changes in the use regulations in the West Acton Village District have been proposed. Multifamily uses will be allowed; although many multifamily houses do exist in the West Acton Village District, new ones are presently not allowed. Businesses and dwellings will be allowed on the same lot and in the same building as a matter of right rather than by special permit as is currently required. A mixture of residential and commercial uses in one building, often store fronts with apartments above, is typical of traditional villages such as West Acton Village and therefore entirely consistent with



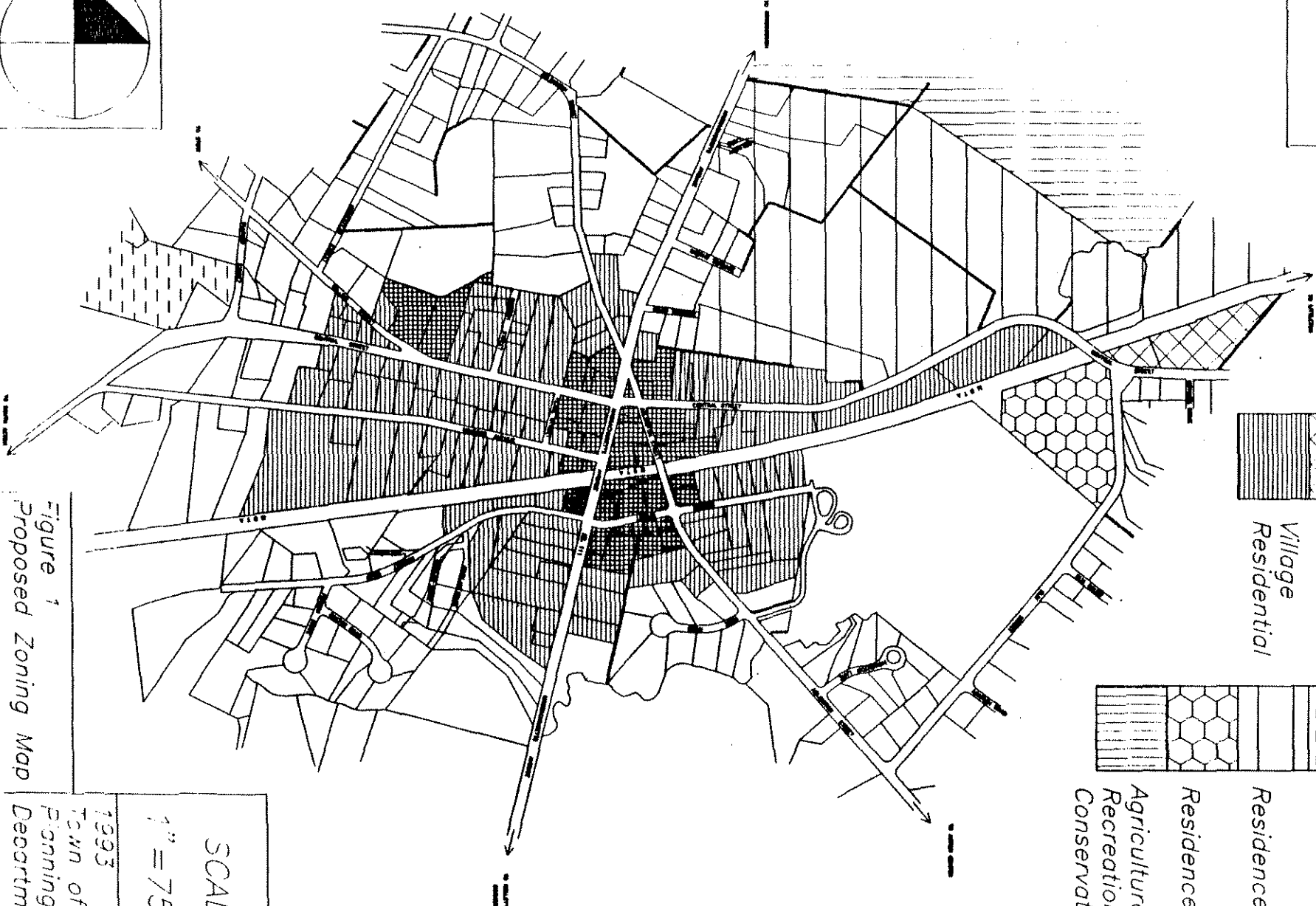
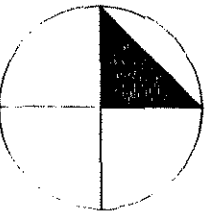
# Zoning Districts:



West Acton Village  
General Business  
Village Residential



Residence 2  
Residence 4  
Residence 8/4  
Residence A  
Agriculture Recreation Conservation



SCALE

1" = 750'

Figure 1  
Proposed Zoning Map

1993  
Town of Acton  
Planning  
Department

surrounding land uses. Commercial recreation such as a skating rink, a bowling alley or a swimming pool, and amusement facilities such as a theater (Theatre III) or a cinema, which are not currently permitted, will be allowed by special permit. Unlike most of Acton's other village zoning districts, these uses are currently not allowed in the West Acton Village District. Gas stations, car wash facilities and mini-warehouses will no longer be permitted uses. Light manufacturing of goods, such as electronic or building components, office supplies, or printed products will become a use that may be allowed by special permit.

Although the geographic area of the West Acton Village District will be reduced, the article will double the amount of building floor area than can be located on lots in the newly defined West Acton Village District to 40 percent of the lot area. The allowable building floor area may be further increased to 70 percent of the total lot area if at least half of the additional floor area is dedicated to residential use. This will ensure a mixture of residential and commercial uses in the village core, which is important for the health of the businesses located there and for the vitality of West Acton Village as a whole. The increase in allowable building floor area is more consistent with the current composition of buildings in the West Acton Village center. For instance, the historic buildings between Central Street and Windsor Avenue have a building floor area that comes close to 200 percent of their lot area. The size of individual businesses and industries will be limited, some to 500 square feet and others to 3000 square feet in floor area. This will maintain the small business character of the village center.

The maximum front yard requirement in the West Acton Village District will be 10 feet. This ensures that new buildings will be close to the street, which is more consistent with the village's existing buildings. The minimum side and rear yard setbacks will be eliminated. This will allow building designs and layouts that are more appropriate in a village setting. The minimum height of buildings will be 20 feet to ensure that new buildings are more consistent with the height of existing buildings.

### **Village Residential District**

A new residential zoning district entitled "Village Residential District" is proposed to be created in recognition of the unique settlement pattern of the village homes adjacent to the business center in West Acton Village. The Village Residential District is tailored to West Acton Village's individual characteristics which include single family homes on narrow lots, duplexes, multifamily dwellings, large antique homes on small lots and some homes with small business in them.

To establish the Village Residential District, parcels surrounding the West Acton Village District as defined in the first article will be rezoned (see Figure 1, Proposed Zoning Map). The general areas included in the Village Residential District are: parcels on Central Street north to the railroad crossing and south to a little beyond Willow Street; parcels on Spruce Street; parcels on Massachusetts Avenue east to a little beyond Gardner Field and west to just past the Arlington Street intersection; and parcels on Arlington Street east close to

West Road and west just beyond Massachusetts Avenue.

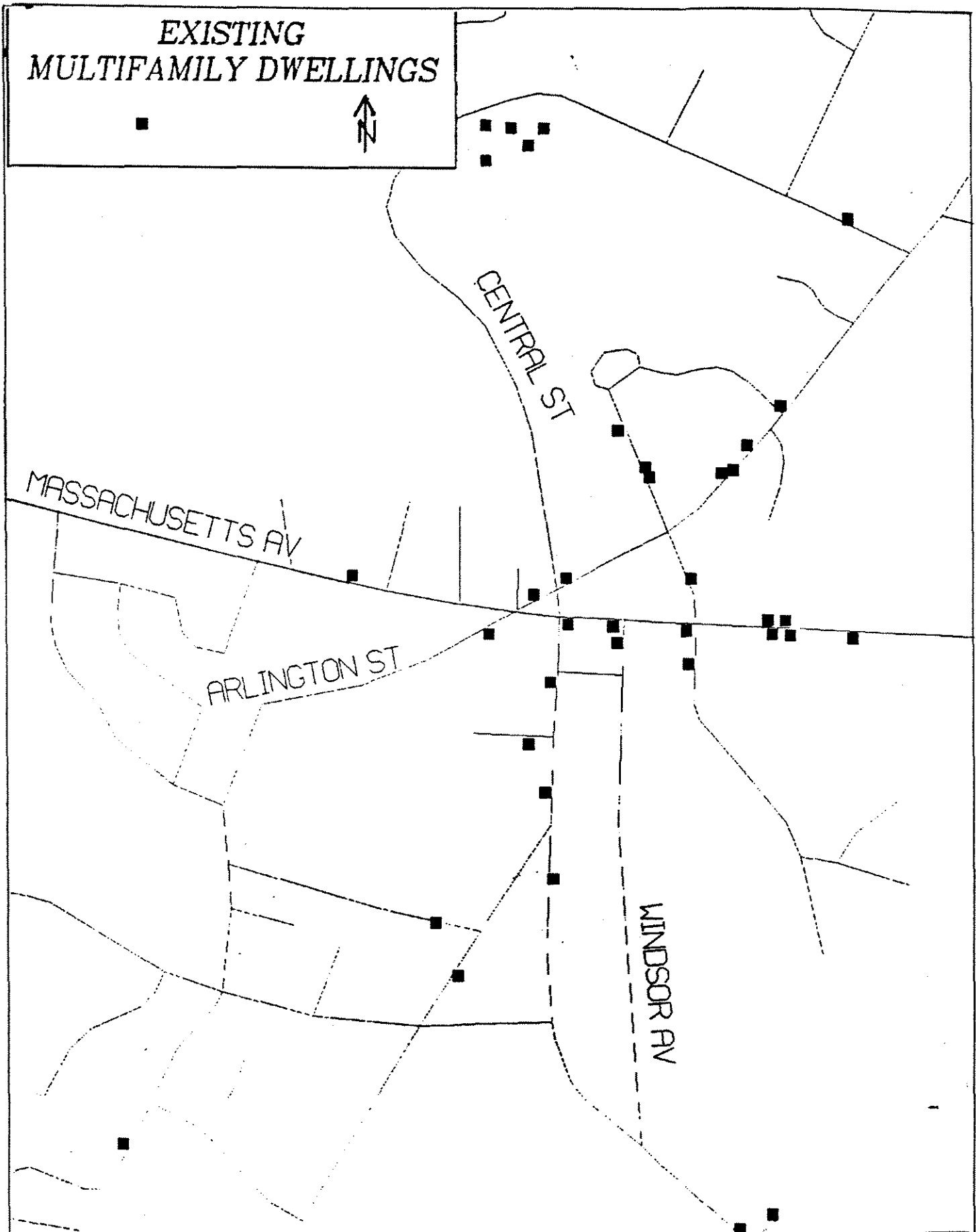
The Table of Principal Uses is amended to identify those uses that will be permitted in the new Village Residential zoning district. The types of uses proposed to be allowed in the Village Residential District compare fairly consistently with those land uses that are permitted in the other residential zoning districts, but there are a few noted differences. In the Village Residential District, multifamily dwellings (up to 4 dwelling units) would be allowed by special permit, including new construction, provided that one unit is occupied by the building owner. This will help to promote diversity of housing within West Acton Village, a goal of the West Acton Village Plan. Many multifamily houses do exist in the West Acton Village area, but new ones are presently not allowed. Figure 2 shows the existing multi-family dwellings (dwellings containing 2 or more dwelling units) within the West Acton Village Planning Area. In addition, certain business uses (retail store, office, restaurant, veterinary care, personal and general services, and studio) would be allowed in residential buildings subject to a 500 square foot size limitation. The business doesn't have to be operated by a building resident, but the building's owner must reside in the building. To minimize the impact on the residential neighborhood, regulations are established for the location of business parking spaces, the hours of business operation, and exterior lighting for the business use.

Dimensional controls are established for lots in the Village Residential District that are comparable to the size of existing lots in the Village. A survey of the parcels in the proposed Village Residential District indicates that almost 70% of the lots have less than the required amount of frontage, and 60% of the lots are smaller in size than is presently allowed by zoning. The proposed dimensional regulations will require less lot area and less frontage. This significantly reduces the number of non-conforming lots: only 10% of the lots will remain with too little frontage; and 42% of the lots will remain with too small an area. Small lots and narrower frontage are typical for village areas. This change will recognize the existing pattern of settlement in the West Acton Village area and thereby aid in the preservation of the village character.

### **Parking in the Village**

In recognition of the unique limitations and benefits of a village environment such as on-street parking, one-stop shopping, many pedestrians and limited space, this article establishes special provisions for parking in the West Acton Village District. These provisions will permit parking lot designs including landscaping that can be achieved in the tight space of a village setting rather than subjecting village properties to the same parking standards that would apply to large scale industrial parks and shopping centers. Less off-

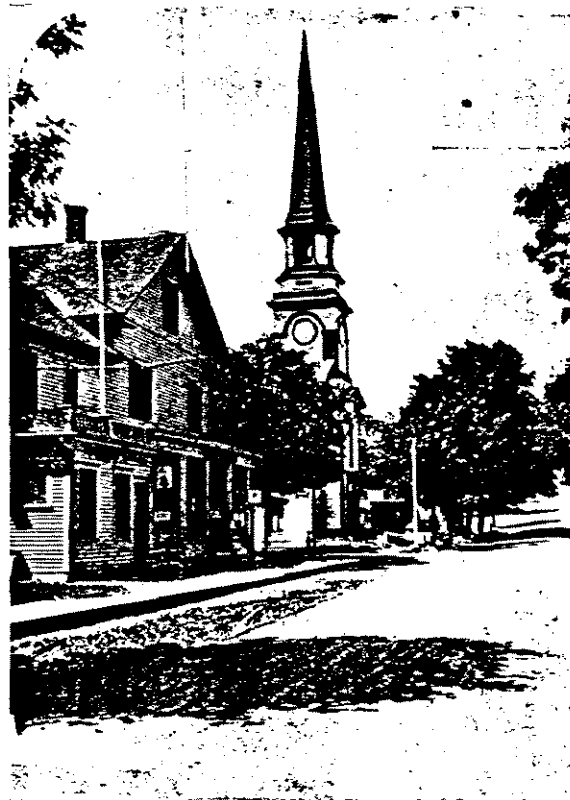
Figure 2 - Existing Multi-family Dwellings



street parking spaces will be required than elsewhere in Town to recognize the availability of on-street parking and one-stop shopping in West Acton Village. Businesses will be encouraged to share parking facilities and connections with adjacent parking facilities will be required wherever possible. Shared and connected parking facilities will improve automobile and pedestrian safety, convenience and comfort, a goal of the West Acton Village Plan.

### **Site Plan Special Permits in Village Districts**

If this article is adopted, it will amend the Site Plan Special Permit provisions of the Zoning Bylaw to change the threshold for site plan review from gross floor area to net floor area to be consistent with the other sections of the Bylaw. It will also require Site Plan Special Permits for development proposals of 500 square feet or more in the West Acton Village District rather than the 1200 square foot threshold in effect elsewhere. In the close knit mixture of buildings and uses of West Acton Village, small changes take on a relatively greater importance to abutters and to the Village as a whole. This change will ensure better coordination of new development with the existing village fabric. In addition, a special provision will be added to regulate the development of a site in the West Acton Village District to ensure that additions and new construction will be compatible with the style, size and proportions of existing buildings. This measure will aid in the preservation of the character of West Acton Village, a goal of the Village Plan.



Massachusetts Avenue, West Acton, Mass.

## **SECTION 2**

### **CAPITAL IMPROVEMENTS**

#### **Transportation & Infrastructure Improvements**

A comprehensive transportation analysis was done as part of the 1991 Acton Master Plan. Included in the analysis was identification of existing roadway and traffic conditions, projection of future traffic growth patterns, and a determination of existing and anticipated transportation deficiencies.

The Acton Master Plan recommended specific improvement actions for each geographical section of Acton and made recommendations for specific improvements that had town-wide significance. In West Acton, the Master Plan did not call for any improvement actions because the long-awaited traffic signal at the intersection of Central St. and Mass. Ave. had been installed on a temporary basis and permanent installation was predicted to occur in the next few years. However, a high priority town-wide specific improvement in the Master Plan was "implement sidewalk master plan"

#### **Sidewalks**

Pedestrian access and safety are essential to any village. Currently there are sidewalks in the center of West Acton Village along both sides of Mass. Ave. However, sidewalks are greatly lacking along other roads in the Village. On Mass. Ave. sidewalks are limited to only the south side after the Arlington St. intersection. There are no sidewalks along the north side of Arlington St. from the intersection of Spruce St. through to Central St. Currently, Central St. has sidewalks only on the south side of Mass. Ave. This is particularly dangerous for pedestrians who enjoy walking to Idylwilde Farms and to conservation land further north on Central St.

The Boards that are authorized to grant subdivision approval and special permits should continue to work with developers who propose new development to ensure that sidewalks are installed along existing and new roads. At the present time, there is substantial interest in developing vacant parcels of land located on the segment of Central St. north of Mass. Ave. The Planning Board should focus on providing a sidewalk along Central St. in the vicinity of the proposed development. This will greatly increase pedestrian safety, increase

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<sup>1</sup> 1991 Acton Master Plan, p.82

accessibility to the business component of West Acton Village, and provide a connection between West Acton Village and the General Business zoned land occupied by Idylwilde Farms.

Cost: \$28 per linear foot for asphalt sidewalks with Cape Cod berms  
\$45 per linear foot for concrete sidewalks with granite curb  
\$100 per linear foot for sidewalk construction where retaining wall work is needed

### **Pavement Markings**

All pavement markings need to be repainted semi-annually, especially crosswalks, due to usage, weather and plowing. It is recommended that a new program for painting of pavement markings be developed so they are repainted semi-annually, and that where possible, pavement markings be changed from paint to thermoplastic to eliminate the need for continual repainting.

Cost: Unknown

### **MBTA Train Stop**

For many years, the MBTA Fitchburg to Boston train made two regular stops in Acton, West Acton and South Acton. At present the only train stop is in South Acton and it provides train access for both Acton residents and residents from surrounding towns. With the re-authorization of the Clean Air Act and the emphasis on reducing the number of automobile vehicle trips on the roads, alternative methods of transportation are being pursued. The Town should begin discussions with the MBTA and other state transportation agencies regarding the siting of a West Acton train stop because more than 50% of the respondents to the West Acton Survey favored the addition of a train stop in West Acton. Concerns about a lack of sufficient parking and a need for the train not to block Mass. Ave. were expressed, but many residents in West Acton are within walking distance of a West Acton MBTA stop. In addition, it appears that a train stop could be sited in areas that could provide parking spaces and not block Mass. Ave.

The Town should seek the cooperation of the MBTA, the Executive Office of Transportation and Construction (EOTC), the Metropolitan Area Planning Council (MAPC) and the surrounding communities to develop a regional shuttle bus service to the MBTA train stop that would function on a regional basis and serve to transport people to the MBTA train stops in South Acton, Littleton, W. Concord and Concord during peak commuter hours. Such a service would be of great benefit to the residents of Acton and the surrounding communities. The development and operation of such a service is likely to be eligible for state and federal funding as it would help to implement the federal Clean Air Act of 1990,

the State Implementation Program, and the federal Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA).

Cost: Unknown, should be eligible for state and/or federal funding.

### **Citizen's Library**

The Citizen's Library in West Acton is Acton's oldest library and is a vital resource in West Acton. The Citizen's Library continues to grow each year and offers a unique outreach program which includes free delivery of reading materials to residents of Windsor Green and to housebound patrons and a Summer Story Hour. The 1992 Annual Report of the Town of Acton shows that the circulation of the Citizen's Library during 1992 was 21,128, an increase of 6% over 1991. In 1992, the Citizen's Library outreach program delivered 744 books to residents of Windsor Green and other housebound patrons.

Although state funding of library programs has been substantially reduced in recent years, every effort should be made to maintain the Citizen's Library in West Acton.

Cost: \$25,000 annually

### **Gardner Field**

The residents participating in the public informational meetings and the residential surveys indicated a strong need for upgrading and rehabilitating Gardner Field. At the May 28, 1992 public meeting there was concern expressed over Gardner Field's unsafe atmosphere. Improvements suggested by participants and recommended by the West Acton Village Planning Committee are: expand the park to encompass the entire parcel to create three separate areas of use, ball field, playground and social; renovate the park with landscaping and new equipment; create a social area in front of the fenced portion and install picnic tables and park benches; prune trees to open up the atmosphere; and orient the playground equipment toward younger aged children.

Cost: \$ Unknown

### **Sewage Treatment Facilities**

The future development of West Acton Village relies on adequate sewage disposal and quality drinking water. Most uses in West Acton Village currently use septic systems, some are still using cesspools. There is significant growth potential within the Village; however,

soils may not support continued subsurface disposal of sewage due to high nutrient loading of the soils and groundwater. Therefore, future growth may be severely limited.

The Town should encourage the use of alternative methods of subsurface sewage disposal such as tertiary treatment or other emerging technologies that will better protect the groundwater resources. In addition, the Town should pursue the siting and construction of sewage treatment plants on one or more of the following public and privately owned parcels of land identified by their Town of Acton Atlas Map and Parcel numbers: E2, 247; F2A, 1-1; F2A, 2; F2A, 2-1; F2A, 1; F2A, 140; F2A, 16-1; F2A, 51; F2A, 72; F2B, 1; F2B, 31-2; F2B, 31; F2B, 31-10; F2B, 14; F2B, 17; F2B, 25; F2B, 79; F2B, 87; F2B, 87-1; and F2B, 41 to serve areas where on-site replacement of sub-standard septic systems is not feasible through the use of one or more of the following: sewer districts, betterments, and impact fees.

Cost: The costs can range from a low of approximately \$1,000,000 to construct a tertiary treatment plant for approximately 40 homes to a high of approximately \$5,000,000 to sewer the Village.

## **SECTION 1**

### **GEOGRAPHIC DESCRIPTION**

West Acton Village is one of the four village centers historically identified within the corporate limits of the Town of Acton. The Town of Acton is located approximately 20 miles west-northwest of the City of Boston (see Figure 3 - Map of Eastern Massachusetts). It is located between Routes I-95 and I-495, the two principal highways encircling the Boston metropolitan area. Acton is divided by Route 2, a major arterial highway leading from Boston in a westerly direction toward North Central and Western Massachusetts. The commuter rail line from Boston to Fitchburg, operated by the MBTA serves the Town.

West Acton generally is defined as the South West quadrant of the Town of Acton (see Figure 4 - Town of Acton Map) comprising a land area of about 26 square miles, and bounded by Route 2 in the north, the Stow town line in the south, the Boxborough town line in the west and the Heath Hen Meadow and Fort Pond Brooks in the south and east.

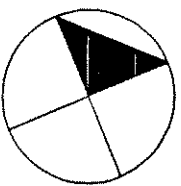
West Acton Village is located on Massachusetts Avenue (Route 111), approximately 1.4 miles south of Route 2, and 7 miles east of Route 495. In its center, several other roads come together, Central Street northerly to Boxborough and Littleton, Central Street southerly to South Acton and Route 27, Arlington Street to Newtown Road and the Acton Center area and Willow Street to Stow. The Boston-Fitchburg commuter rail tracks bisect the village in the center. The Village and the immediately surrounding neighborhoods comprise the Planning Area of the West Acton Village Plan, more or less a one-half mile radius of the West Acton Village Center (see Figure 5 - Map of West Acton Village Planning Area). It comprises slightly more than 1.25 square miles of the total 20.3 square miles included within the corporate limits of the Town of Acton.

Figure 3 - Map of Eastern Massachusetts

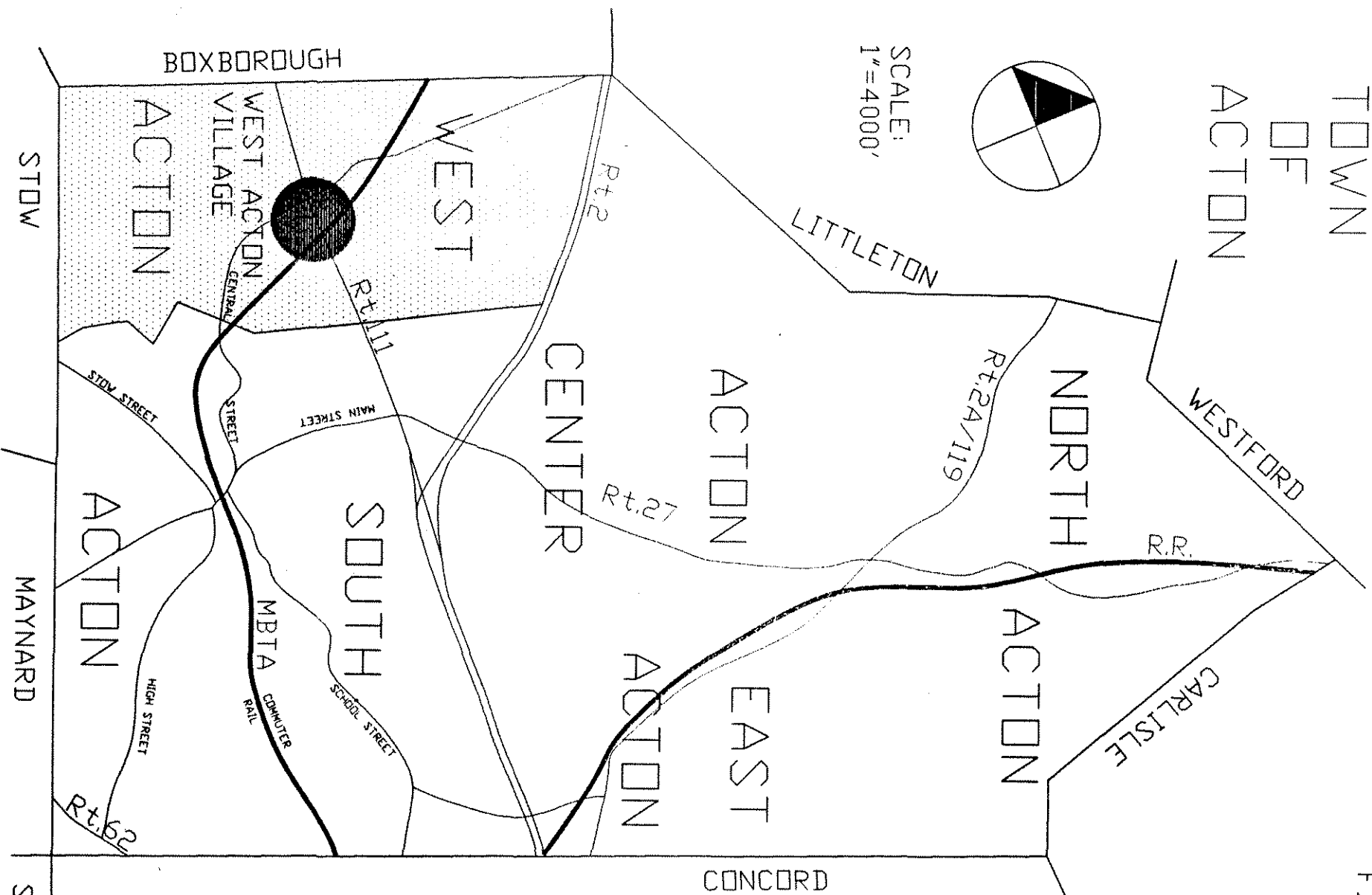


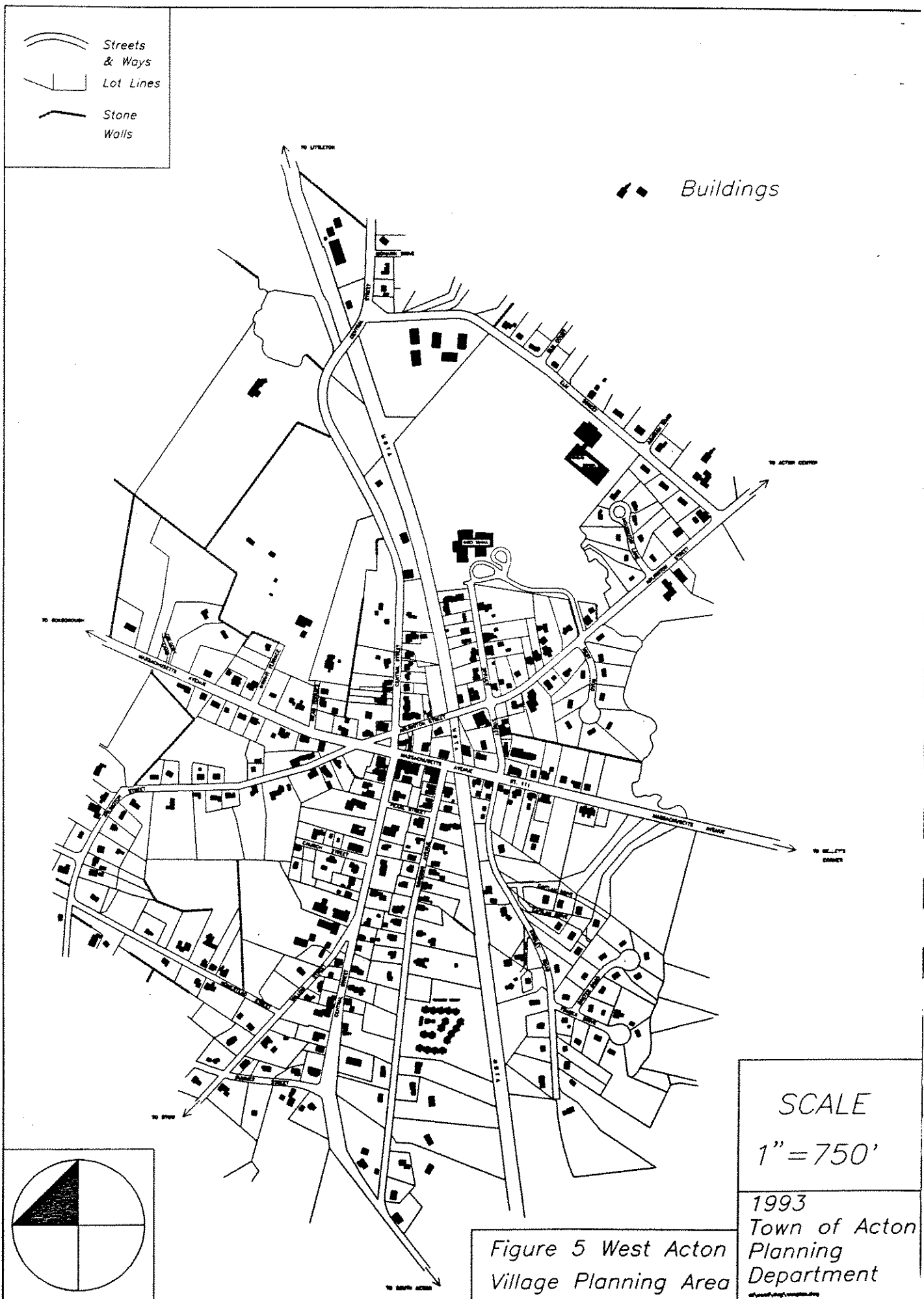
# TOWN OF ACTION

FIGURE 4



SCALE:  
1"=4000'





## SECTION 2

### EXISTING LAND USES

West Acton Center has been preserved as a Village over time and now co-exists with the residential, commercial and industrial land uses evident throughout the Town of Acton. The Acton Master Plan states that "West Acton Village is perhaps the most cohesive and active of Acton's villages."<sup>2</sup>

The area known as West Acton Village in reality is a combination of two more or less concentric circles of different land use and settlement patterns (see Figure 6 - Existing Land Use Map). The first and smallest circle represents the business core of the village and includes the primarily commercial uses located along Massachusetts Avenue, Pearl Street, Central Street, Spruce Street between Massachusetts Avenue and Arlington Street and Arlington Street. These parcels of land are located in the West Acton Village Zoning District. The second circle surrounds the business core area and is comprised of older village homes, many of which are multi-family, on small lots. A majority of the parcels in the second circle are either in the West Acton Village Zoning District or are non-conforming structures and lots within the Residence 2 Zoning District. The two circles are surrounded generally by single family dwellings built in recent decades. Most of these dwellings and lots surrounding the two concentric circles of West Acton Village conform with the requirements of the Residence 2 Zoning District and represent what is generally perceived as typical suburban housing.

West Acton's village center is surrounded by several residential neighborhoods that were developed since the post World War II years when tract housing became the norm in America. Although single family residential development is the predominant land use in Acton, the residential uses surrounding the business core of West Acton Village are greatly diverse and include single family homes, single family homes with accessory or "in-law" apartments, duplexes, three and four family dwellings and small apartment buildings, including condominiums. Most of these buildings were constructed on small lots prior to 1950 with some as old as the mid 1800's and are therefore in keeping with the "village scale". Newer roads such as Kinsley Road and West Road represent the recent trends towards larger lots with considerably more frontage than that normally found in a village neighborhood.

Figure 6, Existing Land Uses, illustrates how the parcels within the West Acton Village

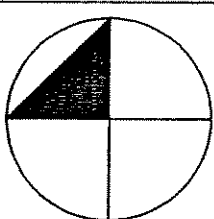
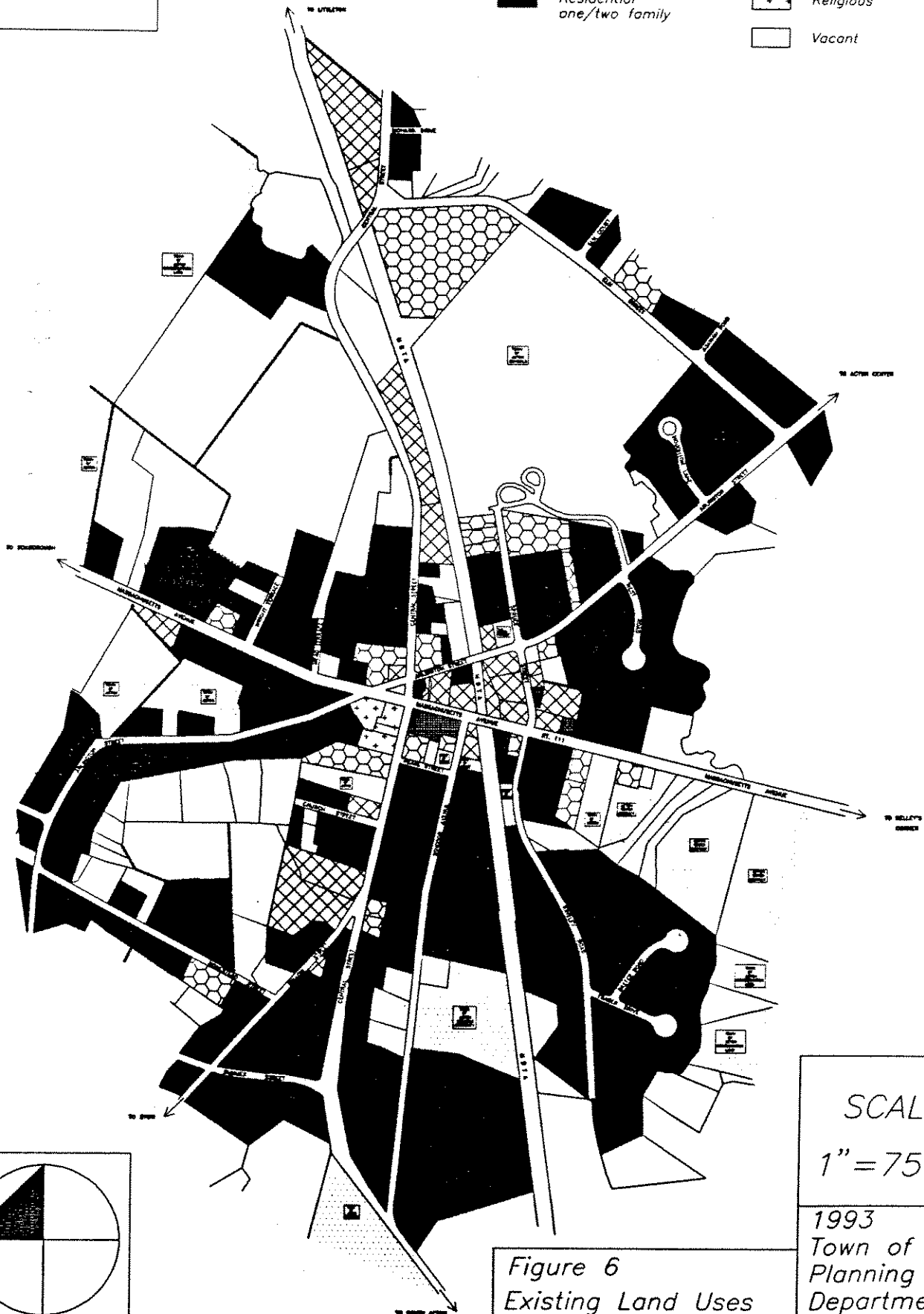
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<sup>2</sup> Acton Master Plan, February 1991, p. 125

Streets  
& Ways  
Lot Lines  
Stone  
Walls

Commercial  
Mixed  
residential/commercial  
Residential  
one/two family

Residential  
multifamily  
Government  
Religious  
Vacant



SCALE  
1"=750'

Figure 6  
Existing Land Uses

1993  
Town of Acton  
Planning  
Department

Planning Area are currently used. The figure was developed from information gathered from the Acton Assessor's 1992 tax record files. It is important to understand that the Use Class Codes, assigned by the Board of Assessors according to the Commonwealth of Massachusetts, Department of Revenue, Division of Local Services, in their "Guidelines for Classification and Taxation of Property According to Use" issued by the Bureau of Local Assessment, differ from Zoning. The Use Class Codes reflect how the parcel was used when the property was last evaluated for property tax purposes, not how the parcel is zoned. Not infrequently, the Use Class Code may be for retail trade, but the property may be zoned residential. This does not mean that the use is illegal, but more likely that the use of the property for retail trade pre-exists the Zoning Bylaw which would make the use a legal non-conforming use under zoning.

In addition to the single family and multi-family residential uses within West Acton Village, the following business uses also exist: automotive service station; car wash; auto repair/auto body; furniture repair shop; small retail stores (convenience stores, gift shop, auto parts store, yarn shop, sports memorabilia store, wedding supply/gift shop, custom paint store, liquor store, TV and large appliance store; video store) restaurants (pizza parlors, coffee house), personal services (hairdressers, dentist); general services (locksmith, photography studio, dry cleaner); professional services/offices (travel agency, insurance agency, engineering and survey business, architect, lawyer, bank, real estate appraiser, mechanical engineering firm, data entry business, realtor); oars house; karate studio; antiquarian book store; dance studio, and model railroad store.

## **EXISTING ZONING**

The West Acton Village Planning Area extends from the entrance of the village at Fort Pond Brook west on Massachusetts Avenue to Gregory Lane. From the south, the Village Planning Area begins at Summer Street and continues north on Central Street to the intersection with Elm Street (see Figure 5 - Map of West Acton Village Planning Area). This area encompasses what the majority of the survey respondents feel is the sense of place known as West Acton Village. At the boundaries of the West Acton Village Planning Area, which more or less defines the viewshed of West Acton Village, the land development patterns change from traditional village settlement to more recent suburban residential. This Planning Area was established by the West Acton Village Planning Committee as the focus point of the West Acton Village Plan.

The Village Planning Area includes parcels in the West Acton Village District, Limited Business District, General Business District, Residence 2 District and the Residence 8/4 Districts. The existing zoning designations were carefully studied by the West Acton Village Planning Committee in their analysis of the Village (see Figure 7 - Existing Zoning Map, Nov. 28, 1990, and Figure 8 - Affordable Housing Overlay District).

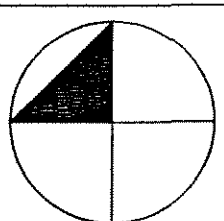
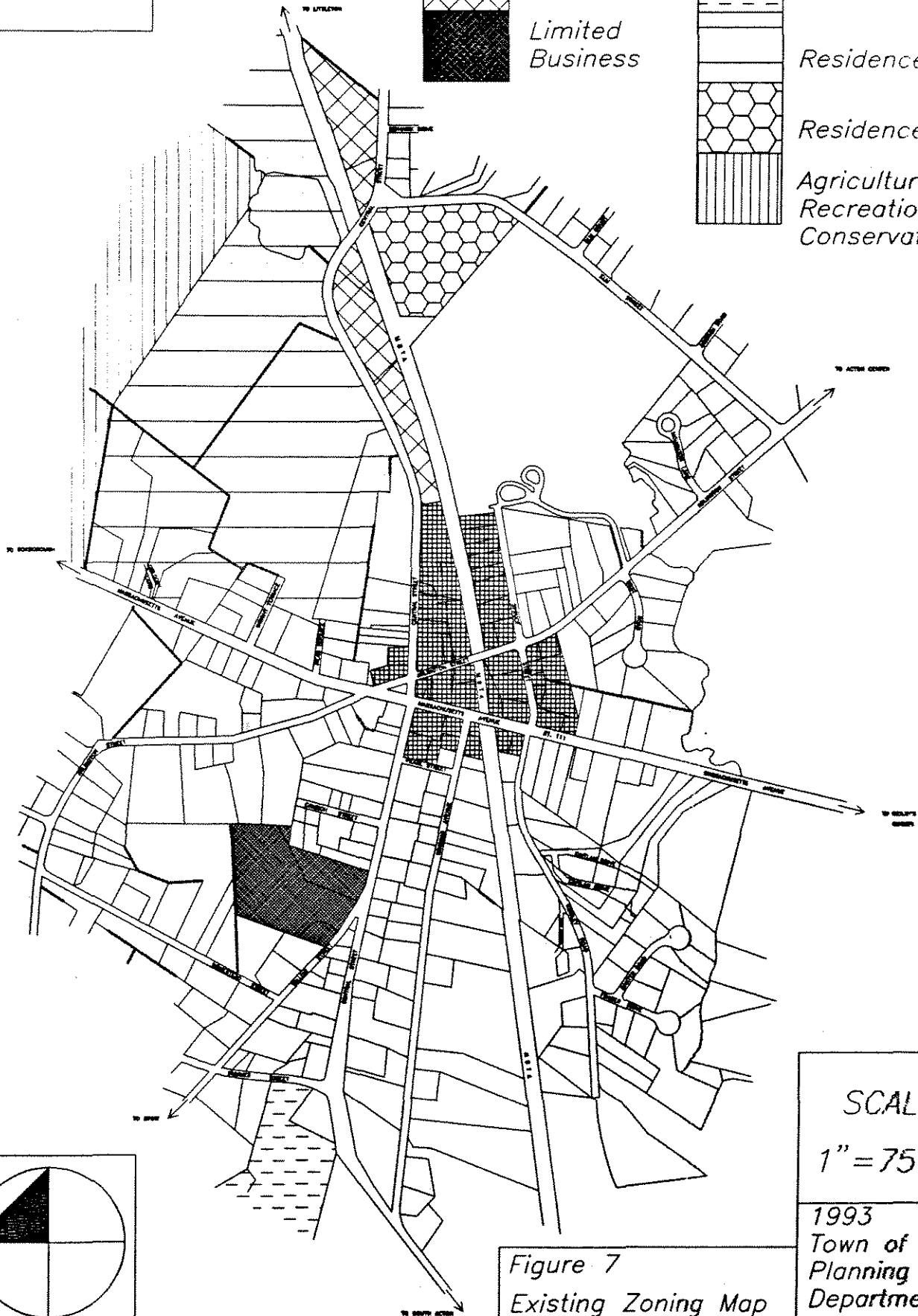
Streets  
& Ways  
Lot Lines  
Stone  
Walls



West Acton  
Village  
General  
Business  
Limited  
Business

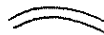




Residence 2  
Residence 4  
Residence 8/4  
Residence A  
Agriculture  
Recreation  
Conservation

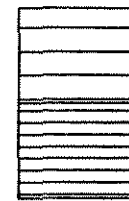


SCALE  
1"=750'  
1993  
Town of Acton  
Planning  
Department

Figure 7  
Existing Zoning Map

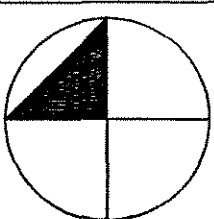
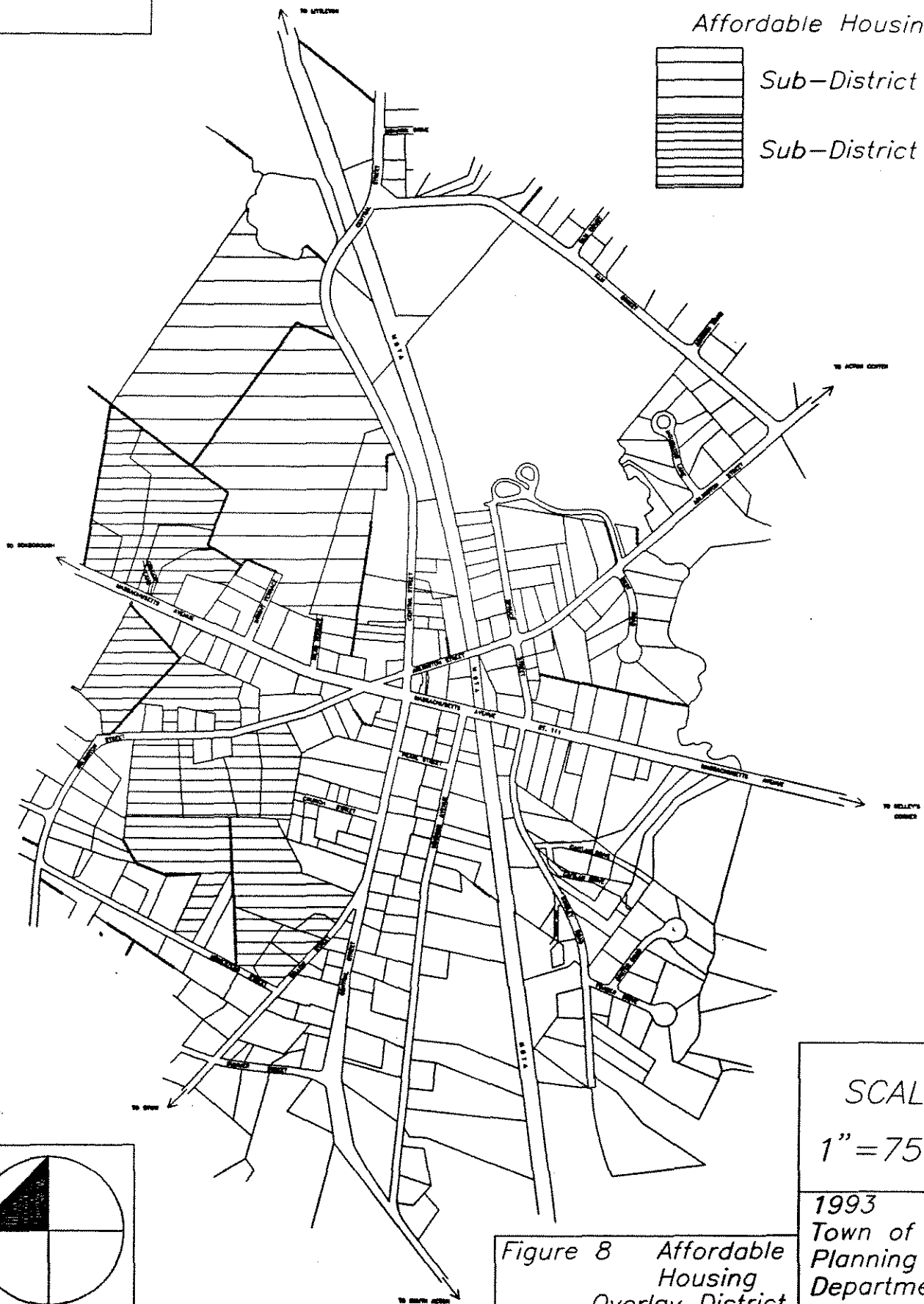
-  Streets & Ways
-  Lot Lines
-  Stone Walls

# Affordable Housing



Sub-District A

Sub-District B



SCALE

1"=750'

Figure 8 Affordable Housing Overlay District

1993  
Town of Acton  
Planning  
Department

**RESIDENTIAL LAND USES**

For the purposes of examining the existing residential land uses of parcels within the Village Planning Area, the Planning Committee has reviewed these parcels based on the categories used by the Assessors from the Massachusetts Guidelines for Classification and Taxation of Property According to Use.

<u>Use Description</u>	<u>Parcels</u>	<u>Acres</u>	<u>Units</u>
Multi-purpose, primarily residential	4	3.53	4
Multi-purpose, primarily commercial	5	1.73	14
Single family residential	84	9.21	84
2 & 3 family residential	14	7.80	30
Multiple houses on 1 parcel	2	1.25	6
Apartment buildings, 4-8 units	7	2.45	34
Apartment buildings, over 8 units	2	6.23	80
Land, vacant & developable	5	3.01	0
Land, vacant & undevelopable	5	.94	0
Retail trade	1	46	0
Municipal	9	10.06	0
Religious	4	2.9	0

The above listed statistics show that there are 118 parcels which provide a total of 252 residential dwelling units. Of these 118 parcels, 84 parcels (71% of total) feature single family houses which represent 33% of the total residential dwelling units; 14 parcels feature two or three family houses that provide 30 dwelling units (12% of total number of units); 9 parcels contain apartment buildings which provide a total of 114 dwelling units (45%). The village character is highlighted through these statistics. Although 71% of the total number of parcels provide single family dwelling units, 67% of the total dwelling units are provided in building formats other than single family.

**WEST ACTON VILLAGE DISTRICT**

The West Acton Village District includes 50 parcels of land covering 15.50 acres of land. Included in this area are 175,832 square feet of gross floor area with floor area ratios (FARs) ranging from a low of .07 at 10 Spruce St. to a high of 1.74 at 570 Massachusetts Avenue. The floor area ratio is the sum of the net floor area of all of the floors of the building divided by the area of the lot. The allowable density of development within the West Acton Village District is controlled by the .20 FAR under current zoning regulations. The non-residential parcels within the West Acton Village District feature the following uses based on the Assessor's 1992 property tax evaluation. Note: Floor area shown is the gross floor area (GFA) in square feet.

<u>Use Description</u>	<u>Parcels</u>	<u>Acres</u>	<u>Floor Area</u>
Discount stores, retail stores	5	1.58	18,533 GFA
Auto repair, gas station, car wash	3	.96	5,631 GFA
Postal service	1	.29	2,383 GFA
Day care	1	.93	1,336 GFA
Potentially developable land	3	.80	0
Undevelopable land	4	.62	0
Municipal	1	.10	0

**LIMITED BUSINESS DISTRICT**

There are three parcels of land in the southern-most section of the Village Planning Area that are currently in the Limited Business District. These three parcels cover 9.09 acres of land and include 25,718 square feet of existing floor area. The existing floor area ratios (FAR) for these parcels range from .05 to .12. Under the current Acton Zoning Bylaw provisions, the allowable floor area ratio in this district is .10. The non-residential parcels within the Limited Business District feature the following uses based on the Assessor's 1992 property tax evaluation. Note: Floor area shown is the gross floor area (GFA) in square feet.

<u>Use Description</u>	<u>Parcels</u>	<u>Acres</u>	<u>Floor Area</u>
Multi-purpose, primarily commercial	1	7.15	20,448 GFA
Other storage, warehouse	1	1.58	2,960 GFA

**GENERAL BUSINESS DISTRICT**

Three parcels of land that are located in the northern-most section of the West Acton Village Planning Area lie within the General Business District. Although these parcels contain 4.51 acres of land, only 1.7 acres is developable due to wetlands and floodplain development constraints. The existing net floor area on the one parcel with development on it is 4,736 square feet, or a FAR (floor area ratio) of .07. The non-residential parcels within the General Business District feature the following uses based on the Assessor's 1992 property tax evaluation. Note: Floor area shown is the gross floor area (GFA) in square feet.

<u>Use Description</u>	<u>Parcels</u>	<u>Acres</u>	<u>Floor Area</u>
Undevelopable land	2	2.87	0
Multiple use, primarily residential	1	1.64	5,920 GFA



Published by C. H. Mead.

Windsor Ave., West Acton, Mass.

## SECTION 3

### VILLAGE CHARACTER

#### INTRODUCTION

When we think of New England character, it is usually a quaint village center that first comes to mind. The village center was first built as the hub of a wheel with roads extending like spokes from the center to the outlying farmlands. During the period of growing trade and manufactured goods in the late 18th and early 19th centuries, the village assumed what we think of today as "traditional New England character". The village became denser as the earlier pattern of buildings was filled in and new roads were added to the hub forming a web pattern. The village today is still built on the web pattern of streets.

The character of a village is influenced by a variety of natural, social, political and economic changes that have actually left physical imprints on the natural and built environment. The traditional settlement pattern which has historically defined Acton's character is typical of most New England villages and consists of compact development clustered in village centers that are surrounded by open spaces, forests and farm lands many of which have developed in recent decades into rural low-density residential neighborhoods. Views are led by irregular streets and are layered with buildings and trees overlapping.

The village of West Acton represents an important part of the Town of Acton's culture and heritage. The rich history of Acton's village centers has created a special community character which makes Acton a desirable place in which to live. The New England character is a quality valued not only by those who live in Acton, but also by those who come to the community as potential residents, visitors, tourists, workers, shoppers and commuters. This character was recognized by the Acton Master Plan which includes the following as one of its goals: "Preserve those elements or features which contribute to Acton's New England town character as a suburban residential community with strong rural and historic roots."<sup>3</sup>

Aesthetic and architectural aspects of the village include the small village green and flagpole, the classic white church and steeple, the clapboard store fronts and the Mead Block buildings, the fine brick house on the corner of Massachusetts Avenue and Central Street, and the classic homes on Windsor Avenue.

West Acton Village contains a wide mixture of historic structures that reflect the social relationship of the town including the Baptist Church, the Mead Block, and Dr. Smith's

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<sup>3</sup> Acton Master Plan, February 1991, p.18

house as well as the village square, and modern buildings which include a post office and retail establishments. They are invariably oriented to and physically close to the street. Commercial buildings to the south of Massachusetts Avenue define a narrow streetscape reminiscent of earlier times while small businesses provide a sense of scale appropriate to a small town center. Buildings immediately opposite on the north side of Massachusetts Avenue continue the rhythm of the streetscape with the exception of the bank which is set back from the sideline of the street when compared to the adjacent buildings. The streetscape character further erodes east of the railroad crossing, with Cumberland Farms and the Mobil station isolated in a sea of asphalt and random, open curb cut. As one progresses eastward, the beautifully restored stucco church (currently used as office space) revives the spirit of the village and provides the entry image for the residential buildings further east.

The village houses surrounding the business district present a "public" face to the street and are close enough to be both visually and physically accessible.

## **VIEWSHED and ENTRY IMAGES**

The size of a viewshed varies with the topography, vegetation, and other features of the village's surroundings. By definition, the viewshed of a village starts at the transition point where the built environment of the village meets the surrounding landscape. In general, to determine the extent of the viewshed, important vantage points and significant features are identified and the area that can be viewed from those points is the viewshed. Determining the viewshed of West Acton Village required some modification from the traditional method because the village has a heavy tree cover. Standing at the traffic light on the corner of Massachusetts Avenue and Central Street one cannot see more than one or two blocks in any direction because of the "layered" viewshed.

Entering the Village from the east, one rises from the brook to the village entry. The eastern viewshed begins at the edge of the brook where the passerby will notice a change to a village atmosphere. From the west, one descends Massachusetts Avenue into the village. The significant change in elevation at the crest of the hill on Massachusetts Avenue is one of the features of the village; therefore, the viewshed begins at Gregory Lane. The northern viewshed area includes the land along Central Street from just north of Idylwilde Farm to the village entry at the railroad crossing on Central Street. From the south, the viewshed area begins at the intersections of Central and Summer Streets and Willow and Summer Streets.

The entrance to the village is a key element in preserving and strengthening the visual impression because it is the perceived edge of the village. In effect, the village entrance is a transition point where there is a presence of place that is different from its surroundings. From the west, the motorist passes a group of Victorian homes, the road narrows, and descends to the traffic light. From this direction there is more of a sense of entering a village because the village is easily viewed, laid out below. The opposite of this

desired effect occurs when the traffic light is green and the motorist speeds up, passing quickly through the village.

The most striking fact revealed by the resident survey was the sense of community felt by so many West Actonians, and how closely so many of them identify with West Acton. As noted in Acton's Master Plan, "Acton's historic village centers are tangible links with the Town's past which help provide a sense of identity and shape its special character."<sup>4</sup> The entity which we have defined as West Acton Village can be distinguished by its mix of residential housing available in a compact area including single family homes, duplexes, multi-family homes and apartments above store fronts; its diversity of commercial services; and public service buildings including the West Acton Baptist Church, U.S. Post Office, Citizen's Library and the West Acton Fire Station.

## **CURRENT ISSUES**

### **Preservation of Village Character**

West Acton Village reflects the economic, social and political history that has a left actual physical imprints on the natural and built environment. West Acton Village is a relatively small clustered settlement dominated by older homes and structures generally situated on small, narrow lots. Suburban tract housing surrounds West Acton Village on one side, but the subdivisions are not part of the Village street pattern, nor do they relate to the Village in terms of scale, density or siting. While the architectural compatibility of the current ensemble of buildings is debatable, the net effect is clearly discernable from its environs. Typical of the village is the mix of single and multi-family residential housing with commercial services accessible to many dwelling units by pedestrians. The density of the village center is perceived to be high, with houses and businesses close together.

New England village centers face continuing change and are in danger of being absorbed by suburban tract housing and commercial strip development. To preserve the village environment, it is often tempting to preserve "village character" by freezing the physical remains of earlier times. Paradoxically, this often threatens the most important characteristics of the village. Setback requirements and the introduction of strip-type development have helped break the traditional tight building pattern and street enclosure.

The extent and variety of land uses within West Acton Village were among the strongest determinants of the village's character; therefore, preservation of village character is largely dependant on these issues. Acton can preserve West Acton Village through zoning that is designed to integrate uses and thereby sustain village life while reducing the need for travel and resulting congestion. The zoning provisions for West Acton Village should provide for the following: maintenance of the mixture of residential and non-residential uses;

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<sup>4</sup> Acton Master Plan, February 1991, p. 124

encouragement of "village scale" businesses; setbacks that keep businesses and residences close to the street; encouragement of new development and redevelopment that is in harmony with the present village character and environment; and the fostering of the diversified housing stock. These zoning provisions implement the Goals of the West Acton Village Plan and will ensure the preservation of the character of West Acton Village.

### **Pedestrian Safety**

In the Village Planning Handbook it states, "The predominance of the automobile has had a profound effect on the evolution of villages.... It is not surprising that many motorists commonly pass through villages without noticing their existence....." "Thus it is increasingly important that villages make a strong visual impression in order to retain their identity...." The village center, once a destination for foot and horse traffic, is now often viewed as an obstacle to through automobile traffic movement. This has affected safety and diminished the enjoyment of the village by pedestrian traffic. In addition, it has necessitated traffic improvements that damage the traditional village street pattern.

In the West Acton Residential Survey, results indicated that residents saw traffic and pedestrian safety as among the most serious problems facing West Acton Village. The second overall goal of the West Acton Village Plan is to "Improve pedestrian safety, convenience and comfort in West Acton Village and the surrounding neighborhoods. A perusal of section three of the Village Plan clearly shows the objectives and action recommendations toward attainment of this goal.

### **Commerce & Trade**

Survey results show that residents like the mix of businesses in the Village and want to maintain and encourage the mix. Many said they would like to see a cafe, a good family restaurant, bakery, book store, general store, hardware store, cinema and other new businesses in the Village.

Most of the businesses in the center now are either service businesses or convenience stores; quick in/out operations. The area, at present, has 1 gas station; 3 convenience stores; 2 pizza parlors; 4 hairdressers; 1 travel agency; 1 locksmith; 1 photography studio; 1 coffee house/gift shop combination; 1 wedding supply/gift shop; 1 furniture repair shop; 1 oar house; 1 dry cleaner; 1 liquor store; 1 dentist; 1 custom paint store; 1 yarn shop; 1 insurance agency; 1 surveyor; 1 architect; 1 lawyer; 1 bank; 1 TV store; 1 video store; 1 mechanical engineering company; 1 real estate appraiser; 1 data entry business; 1 auto parts store; 5 auto repair/auto body; 1 car wash; 1 model railroad store; 1 realtor; 1 sports memorabilia store.

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<sup>5</sup> Bucks County Planning Commission, "Village Planning Handbook", p. 19

<sup>6</sup> ibid

Existing space limitations may preclude increased employment in response to increase in business because there is not enough available space to expand existing businesses. Commercial space is almost fully occupied. We estimate there are 45 businesses plus four empty commercial locations, not including undeveloped parcels. This is an 8% vacancy rate as compared to the rest of Acton which has a 20% vacancy rate. The low vacancy rate and the number and viability of the existing businesses support the Committee's belief that the Village is a thriving entity and could support additional commerce.

## **Design Review**

A substantial number of residents expressed concern over the perceived lack of design review for non-residential development in the residential survey responses and at all of the public informational meetings. Residents stated they feel a strong need for design review/control in West Acton due to recent new construction believed to be incompatible with the character and environment of West Acton Village. However, it is important to note that the West Acton Local Historic District, which provides significant design review and controls, was created subsequently.

The West Acton Village Planning Committee conducted an extensive exploration and evaluation of the possible methods of providing design review for West Acton. The Committee has made the following recommendations regarding design review in West Acton Village: establish criteria through Zoning and Site Plan Regulations for the siting of new construction and the alteration of existing buildings and structures to protect West Acton's village character; amend zoning regulations for West Acton Village to prevent uncontrolled development such as low-rise strips that detract from the village character and to control the size of businesses; amend zoning regulations to establish appropriate front yard setbacks to preserve the Village character and to affirm the relationship of buildings to the streets; provide design review element for parcels located in West Acton Village within the zoning regulations to encourage respect for the traditional scale and massing of buildings within the Village, and to allow neighboring historic architecture to influence the size, shape, style, materials, and detailing of new buildings; thereby ensuring that new construction will be compatible with the Village environment; and expand the West Acton Local Historic District to include Spruce Street from Massachusetts Avenue to the Gates School parcel; Central Street north of Massachusetts Avenue to and including the Ice House parcel; Central Street south of Massachusetts Avenue to Summer Street; Mead Terrace; and other buildings of historic significance within West Acton Village.

## **Recreation and Open Space**

West Acton Village is a fairly densely developed section of Acton with substantial areas of undeveloped lands surrounding the Village. Very little open land is actually contained within the delineated boundaries of the Village; therefore, preservation of the surrounding undeveloped lands and the careful development of the undeveloped land within the Village

is vital to the character of West Acton Village.

When residents were asked (in the survey) what recreational facilities would be welcomed in the Village, respondents said swimming pool, trails, parks, bicycle paths, movie theater, health club, skating rink, boy/girl's club, park benches, tennis courts, and sidewalks for walking. However, 62% of respondents said they would not pay for more open space through taxes and 59% said they would not pay for more recreational facilities through taxes.

The West Acton Village Planning Committee recommends that the Town of Acton take the following steps to preserve open space and provide recreational opportunities to the residents of West Acton Village: encourage developers of vacant parcels of land surrounding West Acton Village to use cluster methods of development; create a green belt along Fort Pond Brook as recommended in the Town of Acton Open Space and Recreation Plan; encourage volunteer efforts to provide picnic benches and trash receptacles on the public land along Fort Pond Brook; rehabilitate Gardner Field to eliminate the feeling of isolation by performing the following tasks: remove the portion of the chain-link fence facing and parallel to Massachusetts Avenue; prune the heavy canopy of trees to allow some sunlight; install park benches in the area between the two fences currently located at the front of Gardner Field parallel to Massachusetts Avenue; and repair and replace playground equipment as needed; adjust zoning regulations to establish provisions for creation of green spaces within the village for new construction and alterations of existing sites; and coordinate volunteer efforts and Town resources/equipment to better utilize existing open space and to keep the Fort Pond Brook area clean.

## **SECTION 4**

### **HISTORIC & ARCHITECTURAL RESOURCES**

#### **HISTORIC DEVELOPMENT PATTERN**

Acton is composed mainly of land granted by the General Court of Massachusetts Bay Colony to the Town of Concord in 1664, 1684, and 1715 and was primarily settled by Europeans soon after Concord was incorporated in 1635. In 1735, Acton had acquired enough population to become incorporated. Of the seventeen families in Acton in 1735, two lived in the area now called West Acton.

The early Actonians of the seventeenth and eighteenth centuries were mainly farmers who grew apples and vegetables for local needs and settled in three primary village centers; one center being West Acton Village.

By the end of the eighteenth century, three major through-routes crossed at what is now the center of West Acton: Arlington Street (the main link between Acton Center and Stow, constructed in 1735); Central Street (formerly County Road, constructed in 1766); and Massachusetts Avenue (formerly the Harvard Turnpike, constructed in 1799). At the time, the West Acton Village area was a sparsely settled outpost known as "the west side of Town". At the turn of the nineteenth century this crossroad featured a school, a blacksmith, a wheelwright shop and farmsteads. Farming was still the main occupation for Actonians of that period and area farmers expanded their market to Boston in the early 1900's.

Notable buildings constructed by the end of the eighteenth century included Captain Isaac Davis' birthplace, built circa 1740 by Ezekiel Davis. This house was later incorporated into the house erected circa 1835 by Jonathan Billings. The marker is sited in front of the 1835 house. Another notable building of that period was the first school in the village, a small frame building built circa 1771, which stood near the site of the present Baptist Church.

The oldest extant house in West Acton, the dwelling at 585 Massachusetts Avenue, was built in 1832 by Bradley Stone. It is the only brick house in West Acton. Mr. Stone, a blacksmith, built West Acton's first store in 1837 and played a significant role in persuading the Fitchburg railroad to site a depot in West Acton rather than in Boxborough as planned.

The location of a railroad and a depot in West Acton in 1845 fostered the development of several industries and strengthened the local farms and orchards. Commercial growth occurred along Massachusetts Avenue and numerous homes were built on the surrounding streets. By 1856 West Acton Village included thirty-five buildings, most of them built in the Greek Revival style, including a general store, post office, tavern, school, tin shop, and the area's first church, the West Acton Baptist Church.

In the nineteenth century, small manufacturing and retail establishments grew up around the streams. Additional manufacturing and retail growth occurred when the railroad was extended to Acton in 1844. It was during this period that the core on West Acton Village took shape and much of it is retained today.

The Baptist Church, located at 592 Massachusetts Avenue, was the first church built in West Acton and was dedicated in 1847. The church was built on the site of an eighteenth century school house; the school house was later removed and attached to the Stone house. Destroyed by a fire in 1853, the present church was rebuilt in 1854 at a cost of \$4,779.

The latter half of the nineteenth century saw the development of a number of small factories and businesses including cider mills, produce marketing, pail and churn manufacturing, cigar making, food stores, a piano dealer, overall manufacturing and other enterprises. The Town saw the following establishments at the following locations: Hall Brothers Pail and Churn, established at 230-236 Central Street; Blanchard Apple at 260-264 Massachusetts Avenue; Knowlton Cigar, 529 Massachusetts Avenue; Cheese and Butter factory at 19 Central Street; Parker's mill complex at 239 Arlington Street; and A.O.W. Mead and Co., produce marketing business at 5-9 Spruce Street.



7 The Windsor Hotel, located at the present Mead Block location, housed railroad workers.

In addition to its commercial development, the latter half of the nineteenth century saw the following developments: in 1848, West Acton's first Post Office, started in the office of Dr. Reuben Green; in 1860 stone mason and Civil War veteran Richard Kinsley built a house, since demolished, on Massachusetts Avenue; in 1868, an attempt was made to secede from Acton and join Boxborough. In 1883, West Acton Citizen's Library, Acton's oldest library, was started, and in 1894 Phineas Wetherbee, one of the founders of the Citizen's Library, died and bequeathed his house at 21 Windsor Avenue to the library. After settlement of a lawsuit, the Citizen's Library moved to the Wetherbee House in 1900.

During the 1870's and 1880's, Windsor Avenue was extended south from the Village and many of the Village's prosperous businessmen built their homes there. Several of the homes (numbers 24, 38, 43, 46, 48, 49, 53, 56, 57, and 110 Windsor Avenue) were designed by John S. Hoar in the Queen Anne, Colonial Revival and Italianate styles. Massachusetts Avenue was experiencing similar development.

During the same period, Spruce and Church Streets were being laid out. Spruce Street was known as School Street for the school at the corner of Spruce and Arlington Streets. The school was later moved to 33-35 Spruce Street and converted to a two family dwelling. Spruce Street was improved and officially renamed from School Street in 1909. Over the years, the styles of houses along these and other streets in the Village have changed from Italianate to Colonial Revival and Cape Cod.

The turn of the twentieth century brought municipal improvements including a fire station and a street trolley to South Acton. Several two family and multi-family homes were constructed along Arlington Street and Central Street, housing the employees and their families of nearby E.C. Parker & Sons and Knowlton Cigar Factory. Acton's first Catholic Church, St. Elizabeth's, was built in 1913 at 543 Massachusetts Avenue. The Minuteman Building (now designated the "Windsor Building") was built as a fire station in 1903. At this time, each village had its own volunteer fire department. Previously, there were only individually owned hand pumps and town-owned ladders, pails and fire hooks. The town water system was installed in 1912, and fire hydrants were added in 1912 and 1914. In 1915, the Town of Acton voted in a single paid fire department.

Two large fires in 1913 and 1922 destroyed a significant amount of the commercial center of West Acton. The fire destroyed a barber shop, storage shed, tenement house, garage and hotel. As part of the refurbishing of West Acton, George Varnum Mead and Effie Wright Mead built the Mead Block on the site previously occupied by the Windsor Hotel. The Mead Block has housed a variety of concerns including the Post Office the Great Atlantic and Pacific Tea Company, cafes and stores.

The Meads contributed several other improvements to the Town. One of the more notable was the movement of George Mead's childhood home from the triangular property bounded by Massachusetts Avenue and Arlington Street and the subsequent presentation of the land to the Town for creation of a public square.

In the 1920s, scattered houses were built on remaining open lots in West Acton Village. In the late 1940s or early 1950s, Albert Jenks moved the 1876 Edwin C. Parker house from the corner of Arlington and Central Streets and built West Acton's first apartments on that site. They were occupied by returning World War II soldiers. In 1957, a new fire station was built at 258 Central Street.

The West Acton Village of today is characterized by a mix of residential, commercial, public and semi-public uses at a scale and density that promote pedestrian circulation and social interaction. The village development pattern still evidenced today enables people to live, work, and shop within a community setting. Through the surveys and public meetings, the residents of West Acton have stated that preservation of this "sense of place" should be the highest priority of the West Acton Village Plan.

## **WEST ACTON VILLAGE LOCAL HISTORIC DISTRICT**

The Town of Acton established three local historic districts in 1992. The West Acton Village Local Historic District (see Figure 9 - West Acton Local Historic District) includes "the most intact components of the village core: the nineteenth and early twentieth century residential and institutional development flanking the center north and south on Massachusetts Avenue, Wright and Hillside Terraces and upper Arlington Street, and extending south on Central Street and Windsor Avenue, and the remaining commercial structures from the same period along Massachusetts Avenue between Spruce and Central Streets."<sup>8</sup> In total, there are 76 structures and/or parcels contained on the inventory of the West Acton Village Local Historic District. However, there were many structures which were not included in the current district. This was due to a strategy concentrating efforts on establishing Local Historic Districts in Acton first with the anticipated future expansion of the inventory of homes.

There are a number of structures which border or are near the current West Acton Local Historic District which are excellent examples of late eighteenth, nineteenth and early twentieth century architecture and building techniques (see Figure 10 - Historic Properties Map). These dwellings are worthy of a more detailed review by the Historic District Commission for inclusion in the West Acton Local Historic District. As such, the current West Acton Local Historic District boundaries should also be evaluated and expanded.

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<sup>8</sup> Acton Local Historic District Study Commission,  
Final Report, 1991

Streets  
& Ways  
Lot Lines  
Stone  
Walls



West Acton Local  
Historic District

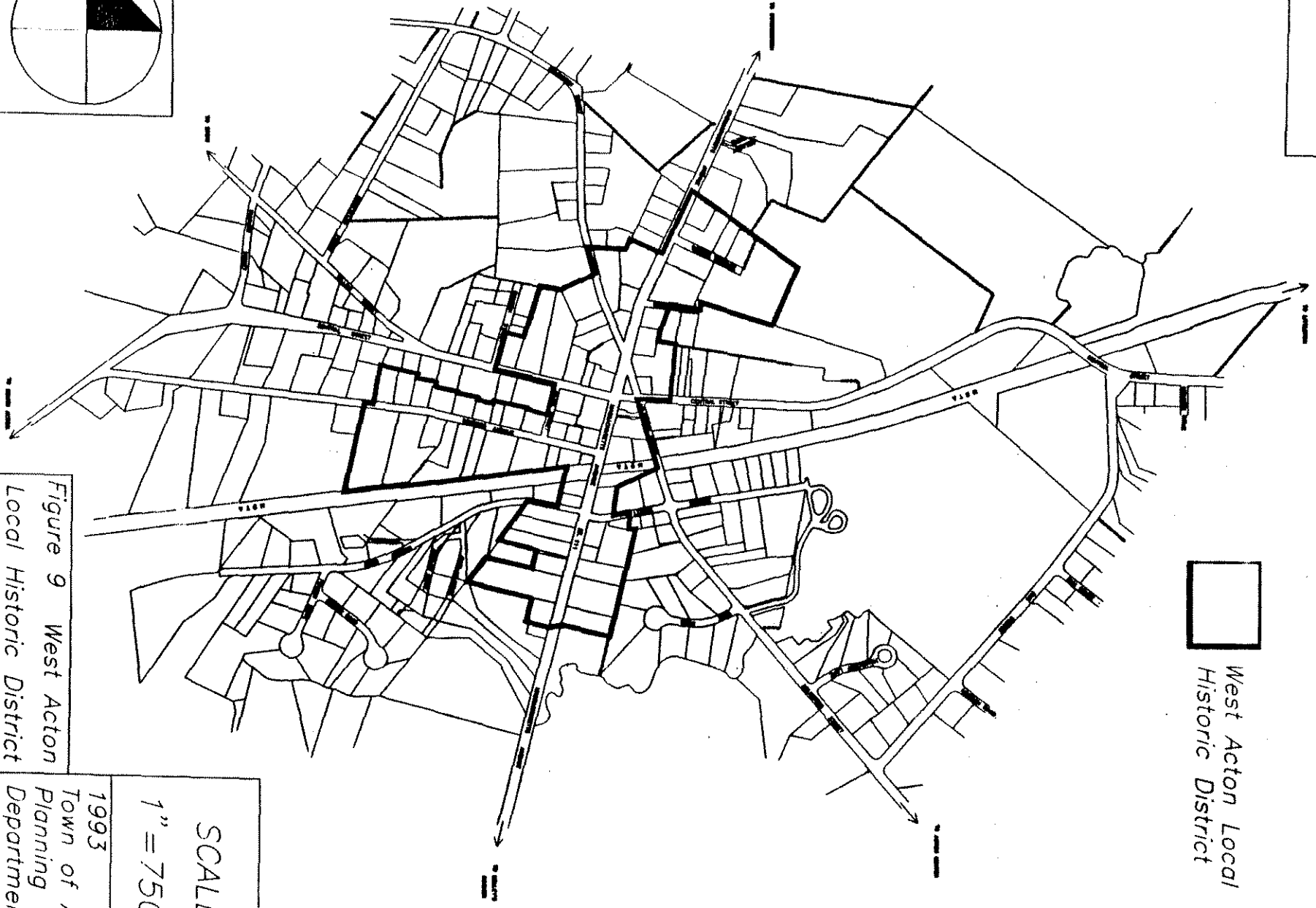
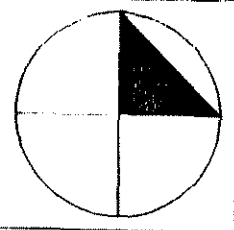


Figure 9 West Acton  
Local Historic District

SCALE

1" = 750'

1993  
Town of Acton  
Planning  
Department



## **SECTION 5**

### **NATURAL FEATURES**

The natural features within and around West Acton Village influenced the current form of the village. These natural features include environmental resources such as soils, groundwater, surface water, vegetation, and wildlife. The natural features combined with the environmental resources play a role in defining potential growth constraints, development patterns, and limits. The following is a description and analysis of West Acton Village's natural features and environmental resources.

#### **TOPOGRAPHY AND SURFACE GEOLOGY**

The topography of Acton can best be described as hilly with broad valleys. The general elevation is approximately 200 feet above mean sea level, with hills rising just above 330 feet. As you enter the West Acton Village Planning Area from the east along Massachusetts Avenue, the land gently rises and leads to a relatively flat central village area. However, as you pass through the center of the village continuing west on Massachusetts Avenue, the land rises again with Mead Hill to the north. Mead Hill, located between Massachusetts Avenue and the northern leg of Central Street, features slopes greater than 15%.

New England experienced many advancing and receding glaciers 13 -26,000 years ago. In geologic terms, that is very recent; therefore, the shape of the terrain with its rolling hills and often wide stream valleys is very close to that left behind by the glaciers. These glacial processes affected the surficial geology in two ways: The bedrock was scoured and pre-existing valleys were deepened; and the materials eroded from the land surface became part of the ice deposits elsewhere as glacial till or stratified drift.

There are five major surficial geologic formations in Acton; three of which occur in the West Acton Village Planning Area. Unstratified drift (Glacial Till) represents a large percentage of the land area. Glacial Till is composed of a mixture of unsorted rock fragments of varying size from clay to boulders. This mixture is fairly dense and usually includes a hardpan layer (compacted material that has very low permeability). Stratified drift, another geologic formation common to the West Acton Village Planning Area, contains materials which were deposited as the glaciers receded and melted. These materials are more uniformly graded and usually consist of fine sandy soils and gravel with moderate to high permeability characteristics.

In general, the gently sloping land in West Acton will not limit development. However, slopes greater than 15% can constrain development due to increased soil erosion, greater potential runoff, septic unsuitability and special engineering considerations which may be necessary for structural development.

## **SOILS**

The surface material left by the glaciers slowly developed into different soils through the interaction of climate on vegetation, topography, and surficial materials. Soils most commonly found in the Planning Area include Merrimac-urban, Paxton and Hinckley. For a detailed analysis and map of soil types found in the Planning Area refer to the 1988 Interim Soil Survey Report for Middlesex County and the 1989 draft soils map (U.S. Soil Conservation Service). The report describes the soil types and their physical properties, and evaluates them for their suitability for various uses such as for on-site sewage disposal, agricultural land, and building sites.

The U.S. Soil Conservation Service in its "Soil Potential Ratings for Septic Absorption Fields, Middlesex and Essex Counties", 1985, provides further information on septic suitability for each soil type. Where rated, septic suitability of soils in the Planning Area is divided between three categories: high to very high potential; very low potential, and not rated (see Figure 11 - Septic Suitability). The high to very high potential areas are located in fairly sizable pockets throughout the Planning Area. The very low potential rated areas are located around Heath Hen Meadow and Fort Pond Brooks and in those areas with glacial till and slope constraints. A low potential rating means "not possible to use for septic absorption or high site preparation cost". The "not rated" areas are significant in size because they include areas where soils have been disturbed by human settlement or other activity. Currently all uses within West Acton Village and its surrounding areas are served by septic systems. Continued reliance on individual septic systems is generally not recommended because Acton's sole drinking water source is groundwater. However, because the soils contained within the West Acton Village Planning Area consist primarily of those types that generally support septic systems, failure rates are low and there is potential for further development using on-site sewage disposal. However, this potential may be reduced by the impact of nutrient loading on both the soils and the groundwater.

The Planning Area also contains some soil types which are rated high for their suitability for agricultural uses (see Figure 12 - Important Agricultural Soils). Areas with important agricultural soils are classified into two categories: "Prime Farmland" and "State or Locally Important Farmland". Refer to the 1991 Acton Master Plan and the U.S. Soil Conservation Service Interim Soil Survey Report for a description of these classifications. Although the West Acton Village Planning Area does not contain any "Prime Farmland", there are areas of "Prime Farmland" situated in close proximity to the Planning Area. "State or Locally Important Farmland" has been identified within the Planning Area and is located along both sides of Massachusetts Avenue as you head west from the village center. Knowledge of the location of significant agricultural land resources can help focus farmland preservation

Streets  
& Ways  
Lot Lines  
Stone  
Walls

MEDIUM TO  
VERY HIGH  
LOW &  
VERY LOW  
NOT RATED

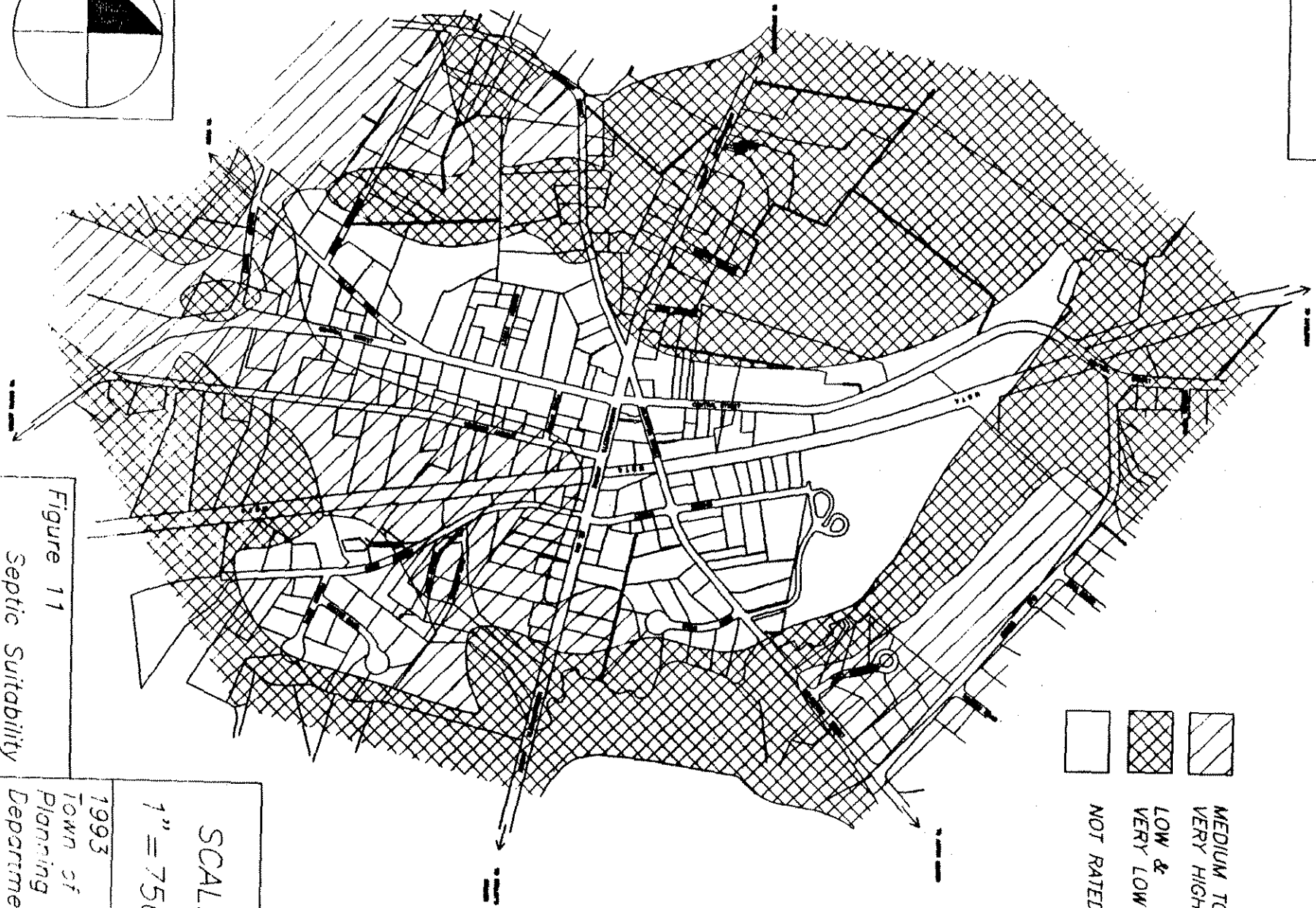
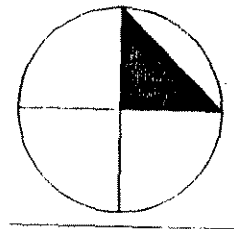


Figure 11  
Septic Suitability

SCALE  
1"=750'  
1993  
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efforts. The protection of both categories of farmland is critical to the aesthetic quality of West Acton. Although Acton was historically a farming community, many of the ties to agriculture have been lost in recent decades of development in Acton. To preserve the traditional New England character of the Village, it is important to develop a land use plan which preserves the remaining farmland.

Note that the Soil Conservation Service field investigations are made on rather broad grid. Therefore, the maps shown in the figures for septic and farmland suitability are not sufficiently accurate to draw definitive conclusions on an individual parcel basis. They should be used only as a guide.

**Figure 12 - Important Agricultural Soils**



## **WETLAND AND FLOOD PLAIN AREAS**




Wetlands in Acton were classified and delineated by IEP, Inc. in 1980. Figure 13, Wetlands and Flood Plains, shows the combined extent and delineation of both wetlands and floodplains in Acton as mapped by IEP (see Figure 13 - Wetlands and Flood Plains). Wetlands (rivers, brooks, streams, marshes and wet meadows) and Flood Plains (any land susceptible to being inundated by the 100 yr. flood) are protected through the Massachusetts Wetlands Protection Act and local bylaws which limit, but don't entirely prohibit, work adjacent to or within these natural resource areas. Wetlands are regulated to protect the important resource values which they possess, including: maintenance of water quality (pollution control); provision of fish and wildlife habitat; flood control, and erosion and sedimentation control. Specific definitions for the various types of wetlands can be found in the Town of Acton Wetlands Bylaw, the Acton Zoning Bylaw, and the Commonwealth of Massachusetts Wetlands Protection Act (MGL Ch. 131, S. 40). To provide a basic understanding of wetlands, we have included general definitions for a few types of wetlands herein.



Vegetated Wetlands, the type most commonly found in the Planning Area, are swamps with surface vegetation where water is found at or near the surface for at least part of the year. Certain plant species such as cat tail, various sedges and swamp red maple are characteristic wetlands species. When kept from reforestation, wetlands help maintain some of the rural character of area communities after farming activities have virtually ceased. Vegetated wetlands act as a filter to absorb pollutants by intercepting runoff and stream flow from natural drainage waters before they enter surface waters and ground waters, and they act as a sponge for control of flooding.

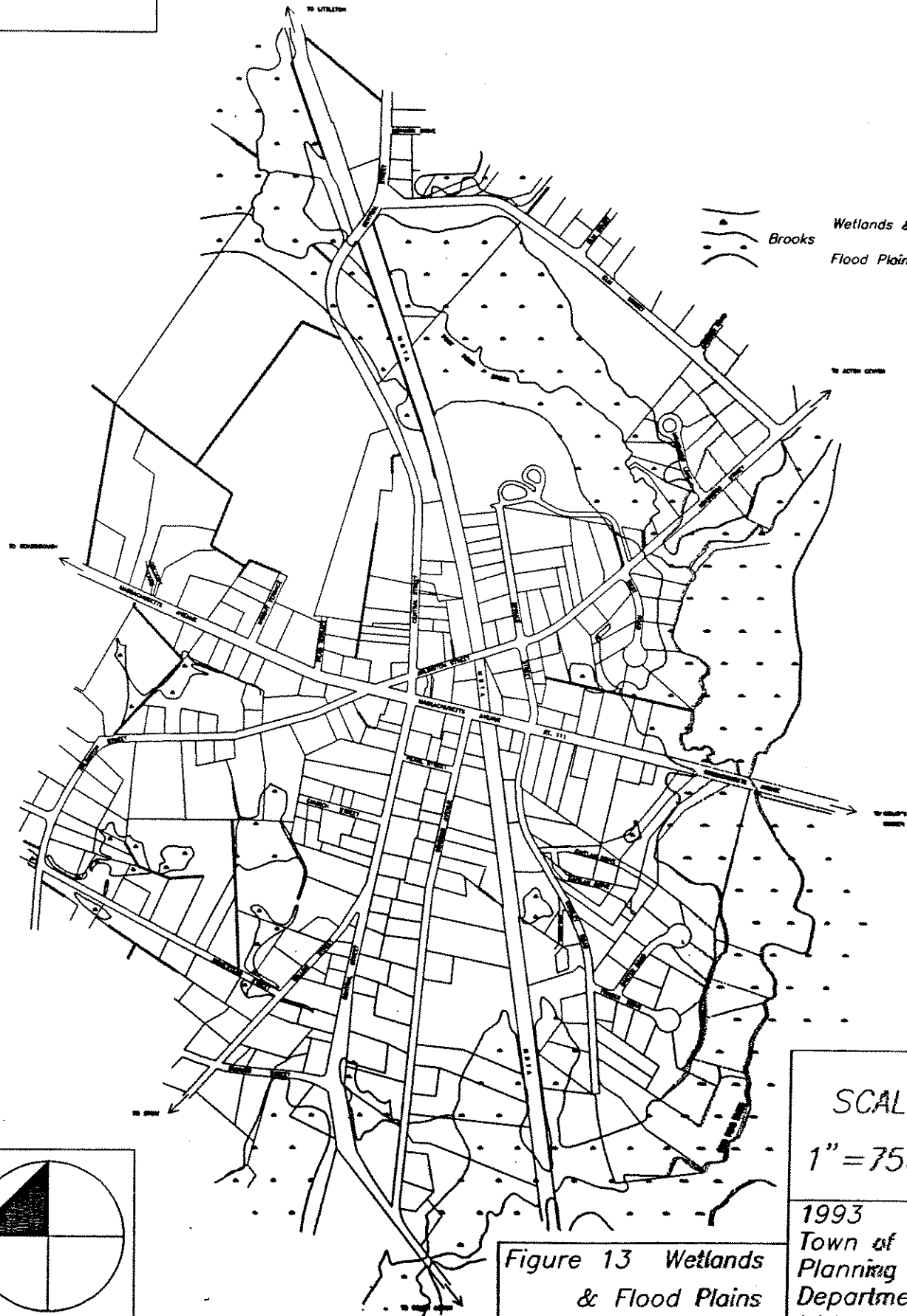
Wetlands and Flood Plains serve to moderate surface and groundwater flow. During periods of flooding, some wetlands are capable of storing water through groundwater recharge, bank storage and ponding. Flood Plains are extensions of wetlands and are generally defined by the Federal Emergency Management Agency (FEMA) as areas subject to flooding to a depth of one foot or more at least once in a 100 year time period. The farthest limit of this flood plain is defined as the 100-year flood elevation. The FEMA has published Flood Insurance Rate Maps (FIRM) for Acton, dated January 1988, which show the 100-year flood elevation. The FIRM maps identify 100-year flood plains in association with the following brooks contained within the West Acton Village Planning Area: Muddy Brook, Grassy Pond Brook, Heath Hen Meadow Brook, Guggins Brook, and Fort Pond Brook. Flooding in these 100-year flood elevation areas occurs frequently although rarely approaching the full extent of the 100-year flood event. A few buildings within the Planning Area are located in the flood plain. Their owners are generally required to carry special flood insurance.

While flood plains occur naturally in the area, they can be enlarged through dams and other restrictions to water flow such as bridges and culverts. The extent of a flood plain is also influenced by upstream conditions in the approximately 20 square mile watershed of Fort Pond Brook. Accelerated release of storm waters within the watershed (i.e. land

development without proper flood control devices, extensive logging, loss of wetlands, or the cumulative effect of all of these actions) may contribute to an increase in the severity of floods over time. Today, there are greater efforts through federal law and local regulations to protect downstream areas from possible damage caused by increases in flooding. These regulations work towards maintaining the status quo by requiring controls in storm water runoff and prohibiting the filling of flood plains. New building construction within the 100-year flood plains is generally not permitted today.

-  Streets & Ways
-  Lot Lines
-  Stone Walls

-  Brooks
-  Wetlands & Flood Plains



SCALE  
1"=750'

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Figure 13 Wetlands  
& Flood Plains

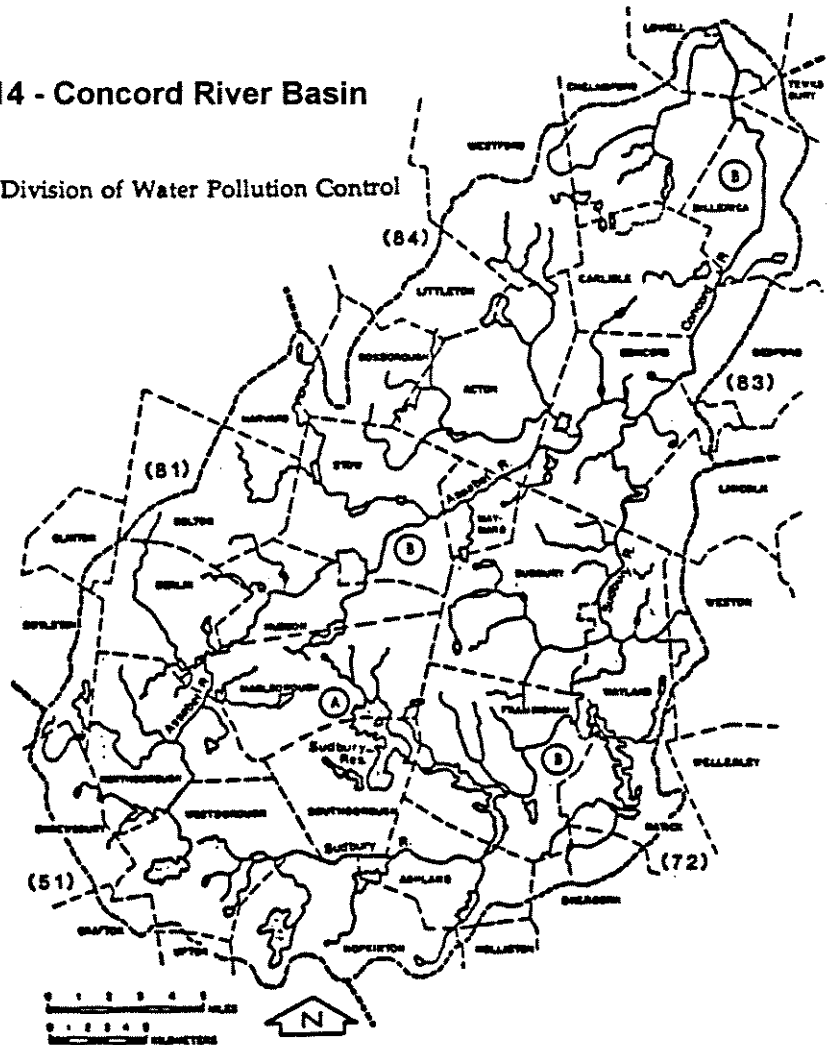
## SURFACE WATER

Acton is located in the Concord River basin (also known as the SuAsCo River Basin for the Sudbury, Assabet and Concord Rivers) and the Merrimac drainage system (see Figure 14 - Concord River Basin). One of the two major streams that bisect the Town, Fort Pond Brook, travels through the West Acton Village Planning Area. The brook originates at Fort Pond in Littleton, flows south to its confluence with Inch Brook and from there it flows east across the Town of Acton. The watershed area of Fort Pond Brook encompasses approximately 20 square miles, much of which is contained within the Planning Area. Tributaries of the brook are Guggins and Inch Brooks from Boxborough, Heath Hen Meadow Brook from Boxborough and Stow and Grassy Pond Brook from within Acton.

The Massachusetts Division of Water Pollution Control has rated the water quality of Fort Pond Brook as Class B which is one class below drinking water quality. Class B waters are designated for the protection and propagation of fish and other aquatic plant and animal life. They are also designated for recreational activities such as swimming and fishing. The rating is based on dissolved oxygen, Ph, temperature and fecal coliform criteria established by the Commonwealth.

**Figure 14 - Concord River Basin**

Source: 314 CMR: Division of Water Pollution Control



## **GROUNDWATER**

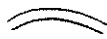


The public water supply for the Town of Acton is almost entirely dependent on groundwater. To protect the groundwater resources, Acton has adopted a Groundwater Protection Bylaw and established Groundwater Protection Zones (see Figure 15 - Groundwater Protection Zones). The types and intensity of land uses are more closely regulated if the land falls within Groundwater Protection Zones 1, 2, & 3.

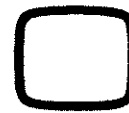
The Acton Water District provides municipal drinking water to the residents of the Planning Area. Municipal water supply wells located within or near West Acton include the two wells (Clapp Well and Whitcomb Well) on either side of Massachusetts Avenue west of the Planning Area. Both of these wells are currently active, but use restrictions apply to the Clapp well due to problems with water quality.

According to the Acton Water District, present water quantity is adequate to meet normal demands, but with the possibility of drought conditions and an increase in population, the Acton Water District is looking to expand its water supply. One site under consideration (the O'Toole well site) is located near Gardner Field in West Acton.

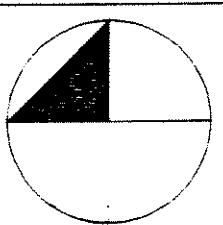
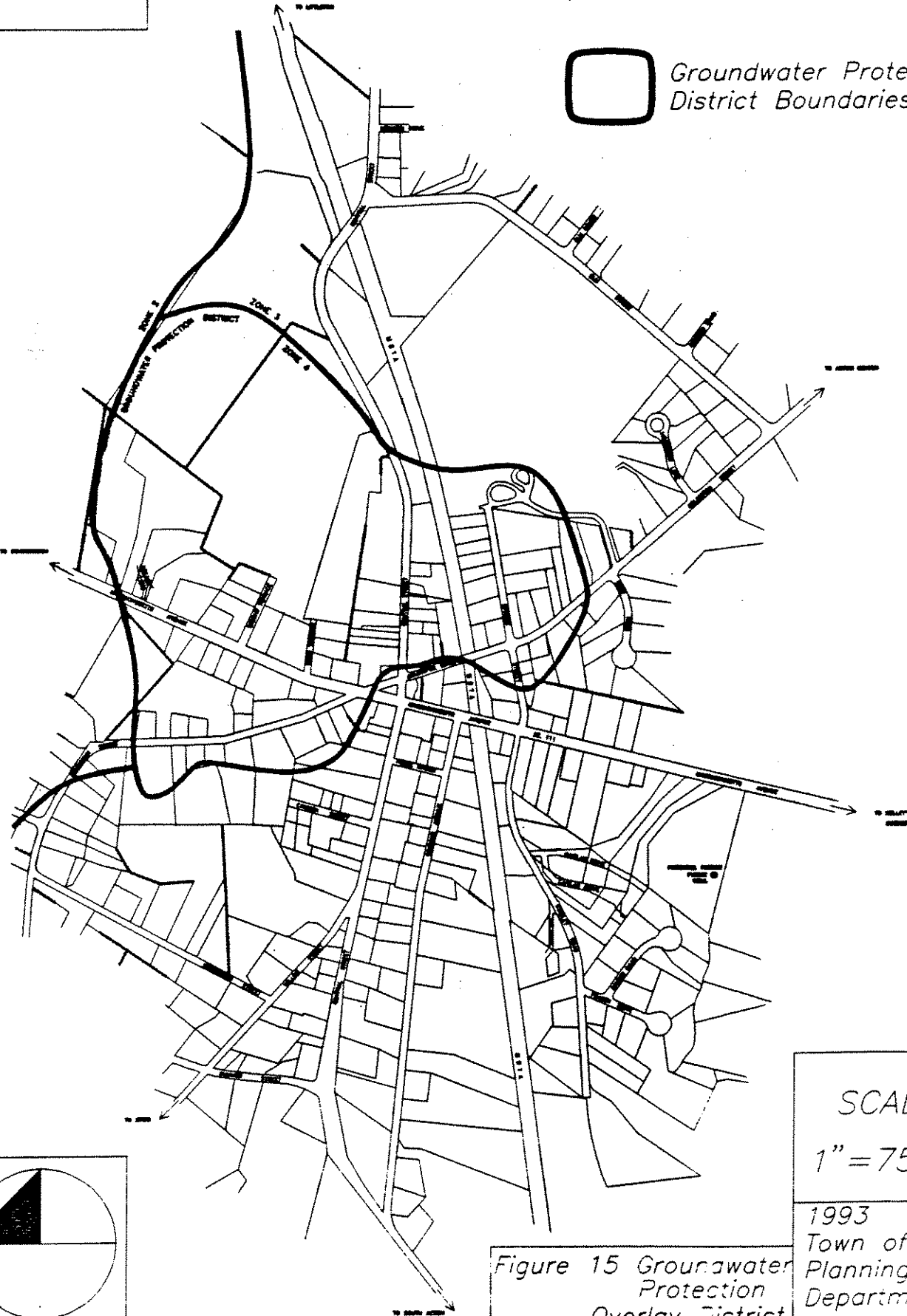
Of the twenty-one (21) sites in Acton listed by the Massachusetts Department of Environmental Protection (DEP) as contaminated sites (21E sites), only one is located in West Acton Village. The property at 553 Massachusetts Avenue has been confirmed as a hazardous waste site by DEP according to their list published on January 15, 1993. DEP has determined that the site is a petroleum release site and has identified it as a priority site. Gasoline was released at the gas station from a leaking underground storage tank resulting in a release to the soil and a groundwater release. The site was identified in July of 1990 and is now in Phase 2 of the remediation process.

Protection of groundwater resources was a stated objective of the 1991 Acton Master Plan and identified by participants in the public forums as a high priority for West Acton Village. Therefore, the West Acton Village Planning Committee scrutinized the existing land uses within the Village and the uses permitted in the Acton Zoning Bylaw. Based on this close examination, the Committee has proposed that some of the present land uses no longer be permitted in the Village to guard against future contamination of groundwater.

-  Streets & Ways
-  Lot Lines
-  Stone Walls



Groundwater Protection District Boundaries



SCALE  
1"=750'

Figure 15 Groundwater Protection Overlay District

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Planning  
Department

## WILDLIFE

Wildlife in the very center of West Acton Village consists of squirrels, pigeons and a variety of songbirds. In addition to these, in the surrounding more open areas of the West Acton Village Planning Area, woodchucks, rabbits, moles and mice predominate. Pheasants, garter and black snakes may also be present. In addition to the wildlife typically resident in Massachusetts, wild turkeys, pheasants, and deer have been cited. The West Acton Village Planning Area contains a mixture of habitats for wildlife including woodlands, open fields, wetlands, and water courses. These habitats provide food, shelter and nesting areas for wildlife.

Fort Pond Brook and its tributaries, Grassy Pond Brook, Heath Hen Meadow Brook, Muddy Brook, which encircle West Acton Village can be regarded as significant local resources for wildlife. Historically, the brook provided water to the fields and orchards of West Acton. Although some agriculture continues along the brook today, most notably the farming activities associated with Idylwilde Farm, today the brook is more important to the wildlife in the area. These wetlands are home to another variety of species; Fort Pond Brook may have pickerel, large mouth bass, bullheads, bluegills, shiners, perch and sunfish. It is stocked with trout by the Massachusetts Division of Fisheries and Wildlife.<sup>9</sup> There are also frogs, turtles, muskrats and hawks. Canada Geese, Mallards, Wood ducks, Blacks and Teal are common. Waterfowl such as Great Blue Heron, Osprey, Mergansers, Green Heron, Buffleheads, Ring Necks, Blue Wing Teal, and Golden Eye Ducks either reside in Acton or are frequent visitors. These streams are reasonably protected through state and local laws described above. However, equally important for wildlife is the protection of upland open spaces.

Acton has numerous town-owned conservation areas, two of which are located near the West Acton Village Planning Area, one to the east and one area to the west (see Figure 16 -Town Conservation Land and Chapter 61, 61A & 61B Land). In these more heavily wooded areas near West Acton Village, deer may be seen as well as grouse, raccoons, skunks, chipmunks, foxes and owls. Black squirrels, very unusual in Eastern Massachusetts, have been sighted in limited numbers. There have also been reported coyote sightings nearby.

To enhance protection of wildlife resource areas, protected open spaces should be linked through open space corridors or "Greenbelts". In the Fall of 1991, the Town of Acton Conservation Commission proposed the creation of two Greenbelts in Acton, the Nashoba Brook Greenbelt and the Fort Pond Brook Greenbelt. It is hoped that the creation of the two Greenbelts will insure continued diversity in the wildlife in Acton. The Fort Pond Brook Greenbelt will include lands within the West Acton Village Planning Area as Fort Pond Brook begins its journey through Acton along Central Street in West Acton.

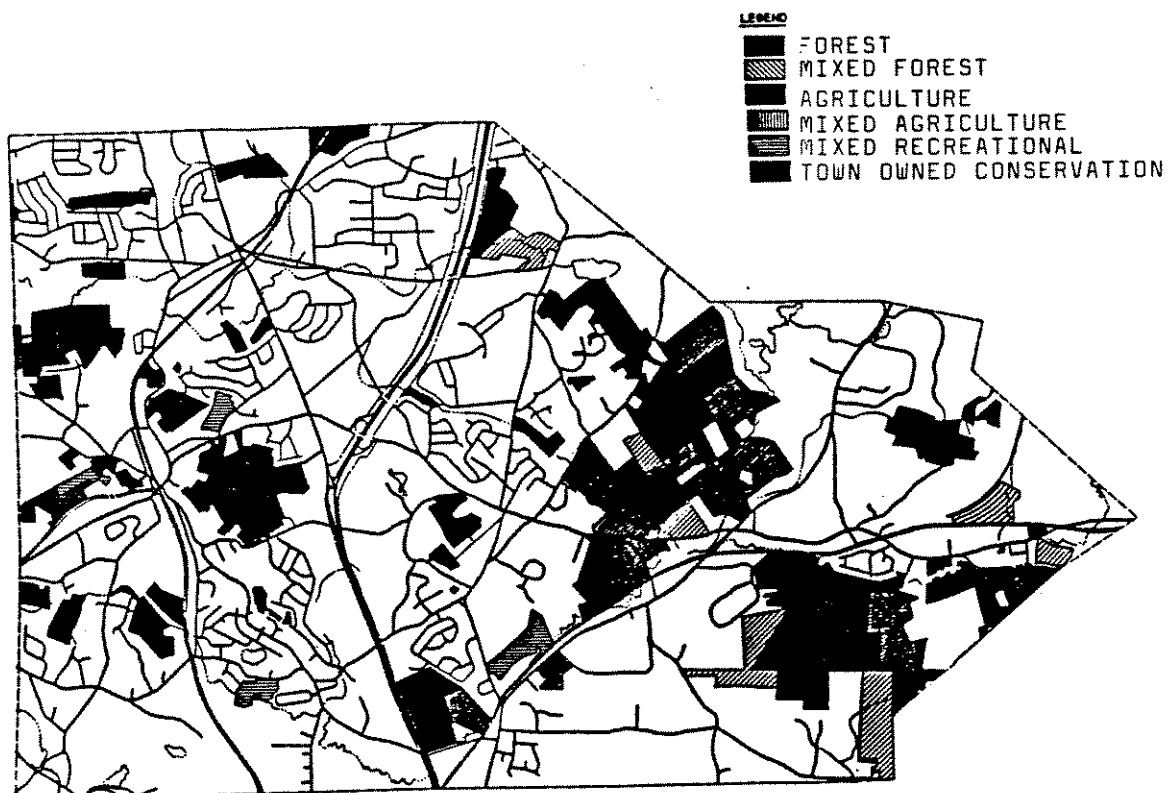
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<sup>9</sup> Pete Jackson, Mass. Division of Fisheries and Wildlife

## LAND IN AGRICULTURE, FOREST AND RECREATION USES

Immediately adjacent to the Planning Area, there are parcels of land currently under Chapter 61, 61A and 61B tax reduction status. The Commonwealth of Massachusetts provides these mechanisms to encourage landowners to keep their lands undeveloped and in some form of productive agricultural or forestry use, or to maintain it for outdoor recreation purposes. Owners participating under a Ch.61, 61A or 61B program enjoy a reduced tax burden. Before land under any such program can be sold, the Town is given a 120-day right of first refusal. During this 120-day period the Town may either raise the funds to purchase the property at fair market value, negotiate alternative options for purchase by a third party or partial development, or decide not to act on its right of first refusal. However, removal of land from these programs is relatively easy although back taxes and penalties must be paid. While certain procedural restrictions apply to the sale and development of lands under Chapter 61, 61A or 61B, they cannot be regarded as protected open space.

**Figure 16 -Town Conservation Land and Chapter 61, 61A & 61B Land**



## **OPEN SPACE AND RECREATION**

The Town of Acton originated from four small villages, West Acton, Acton Center, South Acton and Ellsworth Junction (East Acton). These small villages were surrounded with numerous small farms noted for their production of apples, vegetables and livestock. During these formative years, the preservation of land for open space, over and above that land in agricultural use, was not contemplated in the planning process.

As Acton grew into its present state as a suburban commuting town, most of these small farms have been developed into residential subdivisions. Acton is fortunate to have 1429 acres of Conservation and Town Forest Land in town. Most of this acreage is contained in 14 large conservation parcels that were acquired by the Town during the period from 1965 to 1982. However, only a small percentage (6%) of that acreage is near the West Acton Village Planning Area. This acreage is known as the Jenks/Cacciatore lands (Map E-2, Parcels 20 & 60, Map E-1, Parcel 1, and Map F-1, Parcel 5) and is used by residents for hiking and cross-country skiing (refer to 1992 Town of Acton Open Space and Recreation Plan).

The residents participating in the public informational meetings and the residential surveys indicated a strong need for additional recreational areas in or near the Planning Area. Upgrading the Gardner Field playground, walking and bicycling trails, arboretum-type park and an outdoor pool were the most frequently listed recommendations for new and/or improved recreational facilities by residents of the Planning Area. At the May 28, 1992 public meeting there was concern expressed over Gardner Field's unsafe atmosphere. Improvements suggested by participants were: re-habilitate the park with landscaping and newer equipment; remove the chain link fence; prune trees to open up the atmosphere; orient the playground equipment toward younger aged children; and use the park for a community swimming pool.

The 1992 Open Space and Recreation Plan states that "the continued consumption of open space for residences and commercial sites has had a serious impact on all facets of the Town, including the need for purchase of publicly owned open space."<sup>10</sup> As part of the comprehensive Master Plan process, the Town has adopted new zoning bylaw provisions which foster preservation of open space through cluster-type development. Recently, a 10 acre parcel within the Planning Area was developed into an open space development featuring four residential lots while preserving 4.1 acres as undeveloped open space. The Master Plan states that the Town should obtain an additional 500 acres of open space within the next 40 years to maintain the ratio of open space to projected population growth. It is hoped that much of this land can be preserved through cluster-type developments such as the one described above.

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<sup>10</sup> Town of Acton 1992 Open Space and Recreation Plan, p. 20



## **SECTION 6**

### **ECONOMIC RESOURCES & DEVELOPMENT**

Where the roads come together has always been a good place to do business. Since colonial days, merchants and tradesmen have set up where there would be the most traffic bringing customers as well as goods. By the end of the eighteenth century, three major through-routes crossed at what is now the center of West Acton: Arlington Street (the main link between Acton Center and Stow, constructed in 1735); Central Street (formerly County Road, constructed in 1766); and Massachusetts Avenue (formerly the Harvard Turnpike, constructed in 1799). At the time, the West Acton Village area was a sparsely settled outpost known as "the west side of Town".

In 1837 Bradley Stone, who lived in the brick house that more recently was Dr. Smith's office, took advantage of the confluence of Mass. Ave., Central and Arlington Streets to erect a building for a store where the Nashoba Valley Travel Agency is now located. At that time there was nothing like a village in what is now called West Acton, but the store was well established by the time the railroad reached Acton in about 1844. As this was then the end of the line, Burbeck and Tenney, who ran the store, erected a horse-power saw to cut firewood for the engines. The settlement that sprang up around this railway terminus was first known as Horse-power Village.

#### **THE ARRIVAL OF THE RAILROAD**

The presence of the railroad, beginning in the 1850's, encouraged light manufacturing and agricultural supply and produce shipping. Examples of the agriculturally oriented businesses were the feed and grain and apple storage facilities. Many of these were closed as the result of the several fires in the WA area in the early part of this century.

With the railroad came the mails and Acton's first post office was located in West Acton at what is now 561 Mass. Ave. By 1876 there were seven passenger trains a day to Boston. In addition, several freight trains a day brought goods into West Acton and shipped out produce, grain, milk, cider and as many as fourteen to twenty carloads of apples at a time.

All this prosperity in West Acton led a group of citizens in 1868 to attempt to secede from the Town of Acton and form a new town in conjunction with neighboring Boxborough. At a special town meeting, Acton voted to oppose the secession and Boxborough was left to itself.

In 1867, John Hoar patented a vise with an offset jaw which his company, New England Vise Co. manufactured in a building at the corner of Central and Willow Streets. These vises were shipped all over the world from West Acton. Where Nashoba Valley Travel is now, there was a General Store, originally the Burbeck and Tenney store that Bradley Stone first built. Charles Mead had the general store there for many years. At the turn of the century there was a blacksmith shop and a wheelwright where the parking lot of the Baptist Church is now.

From 1871 to 1932 there was a manufacturer of butter churns and wooden pails on Central Street behind what is now Sal's Auto & Truck Repair. This same building now houses Piantedosi's Oars Company which makes rowing sculls for clubs, schools and Olympic teams the world over.

From 1858 to 1885 there was shoe shop in West Acton operated first by Oliver Wyman and then by William Mott. The West Acton area was one of the first business and commercial areas in Acton. There have been many mercantile establishments beginning in the 1850's. There were also many social organizations including: the G.A.R.; a branch Catholic Church (part of St. Casimir's from Maynard); the ODD Fellows Hall; and the Citizen's Library. In the period following 1920, the mercantile area expanded. These mercantile operations were small in scale and included newspaper stores, grocers/meat markets, a pharmacy, a dry goods store and a hardware store. In the 1950's and 60's many of these small retail operations closed, probably because of competition from larger stores in other parts of town.

## COMMERCE TODAY

Today, West Acton Village is Acton's most successful village environment. Although residential and non-residential uses are often seen as incompatible, in West Acton Village, this mixture of land uses adds to the village's appeal. One main reason for this positive effect is that the buildings were constructed at a "village scale" and the businesses located there were small in size. Therefore, small businesses have been identified as the preferred types of businesses that are most suited to West Acton Village's atmosphere and character.

West Acton Village, at present, has the following business enterprises:

gas station/convenience store;	2 convenience stores;
2 pizza parlors;	4 hairdressers;
travel agency;	locksmith;
photography studio;	coffee house/gift shop combination;
wedding supply/gift shop;	furniture repair shop;
oars house;	dry cleaner;
liquor store;	dentist;
karate studio;	yarn shop;

insurance agency;	engineering & survey business;
architect;	dance studio;
lawyer;	bank;
TV and large appliance store;	video store;
mechanical engineering firm;	real estate appraiser;
data entry business;	auto parts store;
antiquarian book store;	auto repair/auto body;
car wash;	model railroad store;
realtor; and	sports memorabilia store.

At present, we calculate that 176 people are employed full or part-time in West Acton in the following categories:

Clerical	9	Retail	44
Service	51	Professional	26
Skilled trades	26	Food Service	20

This employment is year-round and not cyclical or seasonal. People who work here also use the services that are available. Under existing usage there is not much expectation of major fluctuation in employment. However, given the existing mix of business uses, a significant increase in employment is unlikely. Existing space limitations appear to preclude any increased employment in response to increases in business because there is not enough available space for existing businesses to expand. Several businesses have relocated within West Acton or moved out of West Acton in response to space limits. The model train store has moved three times within West Acton. The carpet store moved to Route 2A for more space and parking, and the video store relocated to the former carpet store due to need for additional space.

Parking availability is another limitation on businesses within the Village. 64% of the businesses report that they own or rent land to provide parking for employees and customers; a total of 210 parking spaces are provided in this manner. The need for parking seems to be supported by the percentage of customers that businesses reported were pedestrian customers; 27% of the businesses reported that 20% of their customers are pedestrian, but 23% of the businesses report that none of their customers are pedestrian customers.

When asked what future changes in West Acton Village would most positively effect your business, 35% of the business owners stated that they wanted additional parking and 15% want improved traffic flow. Another survey question asked what possible change would adversely impact your business. In response to this question, 71% of the businesses reported that any reduction in the number of parking spaces would adversely affect them, and 24% reported that they believe their business will experience an adverse impact unless something is done to change the traffic flow and speed.

Although 64% of the businesses reported that they were unwilling or unable to pay for any

improvements, 32% reported they would be willing to pay for public parking, and 27% are also willing to pay for pedestrian improvements.

The available commercial space in West Acton Village is almost fully occupied. A survey conducted by the West Acton Village Planning Committee estimates that there are 45 business locations currently occupied with only 4 business spaces vacant, not including undeveloped parcels. This represents an 8% vacancy rate for West Acton Village; a vacancy rate that is very low in comparison to the rest of Acton which is currently at a 20% vacancy rate.

Of the businesses responding to the Planning Committee's Business Survey, 62% reported that the village atmosphere is the single item most worthy of preservation. It is believed that the village atmosphere is a major contributor to the viability of area businesses. To prevent West Acton Village from meeting the same fate as many other former village areas, absorption by suburban housing developments and commercial strip development, it is necessary to ensure the continued vitality of the village. However, the efforts and tools utilized to provide for commercial and residential growth and the enhancement of village vitality must focus on diverse "village-scale" land uses. The business survey conducted last summer shows that the average size of a business in the Village is 1,888 square feet, and that businesses range in size from 420 square feet to 6,000 square feet, certainly in keeping with the village atmosphere. In addition, businesses and residents alike responded on the surveys that they would like to see more variety of business enterprises within the Village.

The West Acton Village Planning Committee believes that these goals can be accomplished by the following actions:

- diversifying commerce;
- maintaining the mixture of residential and non-residential uses;
- ensuring the continued presence of a residential element in the West Acton Village District to provide a supply of consumers for village businesses;
- continuing a municipal presence through the Citizen's Library and the West Acton Fire Station;
- improving public areas such as Gardner Field;
- modifying floor area ratio and building setback requirements; and
- ensuring general architectural compatibility with the village environs.

Therefore, the West Acton Village Planning Committee makes the following recommendations:

Amend zoning regulations to establish a maximum floor area for business uses in West Acton Village;

Amend zoning regulations to allow a higher floor area ratio on a lot and to sustain the residential component of the Village's business center;

Ensure compatibility of non-residential and residential uses by eliminating some of the uses that are out of character with the village environment;

Amend zoning regulations to encourage a mixture of uses that will promote diversification of products and services offered within the Village;

Encourage the preservation or adaptive reuse of existing older buildings in West Acton Village that will accommodate "village scale" businesses;

Limit and discourage development of strip-type commercial uses that create congestion and are not compatible with the Village environment;

Amend zoning regulations to foster the development of owner-occupied residences combined with business uses;

Coordinate volunteer efforts and Town resources/equipment for renovation of Gardner Field;

Investigate the need for establishing a program to limit parking time along Massachusetts Avenue;

Investigate the installation of a West Acton Village MBTA train stop, the feasibility of shuttle bus to the South Acton train stop, and public parking lots/facilities; and

Investigate the possibility of creating tax incentives and other economic programs that will help small shopkeepers stay in the Village where they add life to the street, provide convenient and economical services, and remain neighbors and members of the village in ways that large businesses cannot.

Investigate the possibility of taxing commercial property owners who provide residential dwelling units within their commercial properties under a split commercial/residential valuation, rather than assessing an entirely commercial valuation as is presently done.





## **SECTION 7**

### **INFRASTRUCTURE**

#### **TRAFFIC CIRCULATION & VOLUME**

As stated in the Town of Acton Master Plan, Acton has experienced rapid residential and commercial growth during the past two decades. As a result, the Town has become increasingly aware of the impacts of growth on the surrounding areas and on the Town's transportation system. This section of the West Acton Village Plan includes pertinent information from the 1991 Acton Master Plan that is specific to West Acton; provides an overview of the roadways leading to and within West Acton Village; and identifies problem areas.

The core of West Acton Village, the business center located along Massachusetts Avenue from Kinsley Road to Arlington Street on the south side and from the east side of Spruce Street to the intersection of Arlington Street and Massachusetts Avenue on the north side, is travelled daily by heavy traffic.

During the process of developing the Acton Master Plan, a system of roadway classification was also developed. Roadways in Acton are separated into three functional classes: arterial; collector; and local. An arterial roadway is a road with a 24 to 30 foot wide travelled way with 2 foot horizontal clearances that has a traffic volume of 8,000 to 23,000 vehicles per day. A collector road has a 22 to 26 foot wide travelled way with 2 foot horizontal clearances and carries 2,000 to 8,000 vehicles per day. A local road has a 20 to 22 foot wide travelled way and carries 0 to 2,000 vehicles per day.

Roads from all three categories of roadways are included in the central village area of West Acton Village. Massachusetts Avenue, an arterial roadway, is a two lane road carrying two-way traffic. The road features 12-14 foot wide travel lanes and shoulders ranging from 2 to 6 feet. Sidewalks and curbing are generally present along the roadway. The average daily traffic volume on Massachusetts Avenue ranges from 12,000 to 14,000 vehicles per day. Peak hour traffic volumes on Massachusetts Avenue range from 800 to 1,100 vehicles per hour in the morning peak hour and from 700 to 1,300 vehicles per hour during the evening peak hour.

Central Street and Arlington Street are both classified as collector roads. Central Street carries 5,300 vehicles per day north of Massachusetts Avenue (Route 111) and 8,300 vehicles per day south of Massachusetts Avenue. Arlington Street carries between 4,000 and 5,000 vehicles per day.

Two local roads in West Acton were also studied during the Master Planning process, Willow Street and Summer Street. Willow Street carries 3,200 vehicles per day and Summer Street carries approximately 2,000 vehicles per day.

In the relatively small geographic area containing the center of West Acton Village, there are nine intersections that play a major role in the pattern of traffic circulation through the Village. Included in central village area are the following intersections: Kinsley Road and Massachusetts Avenue; Spruce Street and Arlington Street; Windsor Avenue and Massachusetts Avenue; Pearl Street and Windsor Avenue; Central Street and Pearl Street; Massachusetts Avenue and Central Street; Spruce Street and Massachusetts Avenue; Arlington Street and Central Street, and Arlington Street and Massachusetts Avenue.

In addition to the interruptions in traffic flow caused by the intersections listed above, the vehicular traffic pattern in West Acton Village is interrupted by MBTA train traffic as the commuter trains cross Massachusetts Avenue between Windsor Avenue and Kinsley Road. At present, the MBTA makes 16 inbound and outbound trips each weekday, 8 inbound and outbound trips on Saturday, and 7 inbound and outbound trips each Sunday. With the recent designation of a portion of Fort Devens as an intermodal transportation transfer facility, the Boston & Maine railroad tracks going through West Acton Village will begin to be used by freight trains between Fort Devens and the Moran Terminal in Boston. Guilford Industries and The Springfield Railway Company at Fort Devens have stated that these tracks will only be used for two freight train trips per day and that it will not interfere with commuter train traffic.

For several hours each morning and evening, there is an unbroken flow of traffic through the center of West Acton Village. The traffic adds noise to the otherwise quiet setting and creates a visual and physical barrier through the middle of the Village. Although history has shown that improving automobile access to West Acton Village played a role in increasing the viability of the village as a business center and a desirable residential neighborhood, control of the vehicular traffic and the safe passage of the pedestrian traffic that utilizes the streets within the Village is essential if the character of West Acton Village is to be maintained.

The Town has made progress in its efforts to control vehicular traffic in West Acton since the master planning studies were conducted in 1988-1989. A temporary traffic signal was installed at the intersection of Massachusetts Avenue and Central Street in the Fall of 1990, which became functional in January of 1990. Work on the installation of the permanent signal began in April, 1993. Included in the upgrade to a permanent signal are a number of safety improvements including the removal of the crown in the section of Massachusetts Avenue just to the west of the intersection with Central Street to the crest of the hill near Mead Terrace; the installation of additional handicapped sidewalk ramps; and pedestrian control of the traffic signal.

Prior to the commencement of use of the temporary signal in January of 1990, there was

an average of 30 accidents per year (for the period from 1984 to 1987) . In the period from January 1990 through March of 1993, the Acton Police Department reports that there were seventeen (17) motor vehicle accidents at the intersection of Massachusetts Avenue and Central Street, an average of approximately 5 accidents per year which is a significant reduction in accident frequency.

Further controls of vehicular traffic in the future are likely to be implemented as the result of state mandates developed to attain compliance with the Clean Air Act Amendments of 1990. Funding opportunities of the federal Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) have led to the development of programs such as a proposed transit voucher program which enables employers to provide monthly transit subsidies to employees who use public transit or carpool to work. Area communities are proposing projects to provide additional parking at commuter train stops, to provide bicycle lockers at commuter train stops and to provide a bikeway system that will connect with existing systems to the east of Acton. Although many such proposals to reduce the volume of traffic will come forward over the coming years, it is not possible to predict what impact, if any, they will have on the volume of traffic in West Acton Village.

## **PEDESTRIAN CIRCULATION**

Pedestrians have shared streets with vehicles since ancient times, and for almost as long they have sought the protection of sidewalks and crosswalks. Once a destination for foot and horse traffic, the West Acton Village center is now an obstacle to through traffic. This has affected safety and diminished the enjoyment of the Village by pedestrians. While pedestrian and motor vehicle traffic are both important to the continued success of West Acton Village, the increased amount and speed of vehicular traffic has made walking in certain portions of West Acton Village unpleasant at best and unsafe at worst. West Acton Village residents have consistently voiced complaints about the lack of traffic control and the difficulty in crossing the street.

Traffic speed can be controlled by providing frequent breaks in traffic flow; increased pedestrian amenities can provide the frequent breaks that would help control speed within the Village. Properly designed pedestrian circulation systems are important for the safety and convenience of village residents, for the vitality of the village's commercial area, and can serve as a unifying element within West Acton Village.

Through the resident surveys and the public meetings, it became apparent that residents desire improvements in the pavement markings, especially cross walks, in West Acton. It appears that annual painting of these markings may not be sufficient.

Although there are sidewalks on Spruce Street, there are times when this would not be obvious due to the number of cars that are parallel parked over the sidewalks along both sides of the road. The properties on both sides of Spruce Street at the intersection of Spruce Street and Massachusetts Avenue have recently improved the sidewalk along their frontages. Continuing this improvement along both sides of Spruce Street to its intersection with Arlington Street should resolve the parking problems and improve the safe passage of pedestrians.

Therefore, crosswalks, sidewalks, pedestrian paths, and improved road shoulders should be provided throughout West Acton Village wherever needed. The West Acton Village Planning Committee has made several specific recommendations to improve pedestrian safety in West Acton Village.

The following lists several of the recommendations:

limit curb cuts and make their boundaries clear, especially at parking lots and automotive service facilities, so pedestrians know where they are safe and where to be careful;

reconstruct existing sidewalks along both sides of Spruce Street from Massachusetts Avenue to Arlington Street to prevent cars from parking over the sidewalks;

add a new segment of sidewalk along the frontage of parcel 70 on Map F-2A (230 Arlington Street);

stripe on-street parking spaces and enforce parking regulations;

create safe street-crossings for pedestrians by extending sidewalks into the parallel parking lane at corners;

encourage the development of a pedestrian pathway between Massachusetts Avenue and Arlington Street;

maintain pavement markings for crosswalks by semi-annual repainting or through the use of thermoplastic marking material;

add new crosswalks at specific locations;

install pedestrian crossing signs at all crosswalks within the Village;

adjust the Acton Sidewalk Master Plan to provide adequate pedestrian safety within West Acton Village by adding sidewalks along the south side of Arlington Street (between Spruce Street and Central Street), along the north side of Arlington Street (between Central Street and Massachusetts Avenue) and the north side of Massachusetts Avenue from the intersection with Central Street to the intersection with Wright Terrace; and amend zoning regulations and subdivision, site plan and special permit rules and regulations to require

construction of sidewalks, or contribution to a sidewalk fund whenever site alterations or new construction is proposed.

## TRANSIT

According to the Acton Master Plan, "limited public transportation and few sidewalks, trails, and bicycle paths exist to encourage alternative forms of transportation. By providing transportation choices to meet the needs of various age groups and income levels in the population, Acton can reduce the amount of automobile trips generated on a daily basis as well as meet the needs of its citizens."<sup>12</sup> For many years, the MBTA Fitchburg to Boston train made regular stops in West Acton. Currently there is only one stop, in South Acton, and a small municipal parking lot which does provide for parking. However, there are numerous residents from surrounding towns who utilize the South Acton MBTA stop because of its parking. The impact of non-resident use on Acton residents is the lack of sufficient parking for residents. With the MBTA's plans to expand the double-track to Fitchburg to increase ridership, additional parking will be needed. If the ridership increases in accordance with the MBTA's prediction, it is possible that additional train stops could be incorporated into the program.

The majority of the residential respondents to the West Acton Survey were in favor of adding a train stop in West Acton; however, many cited the lack of sufficient parking as a major concern. A majority of the respondents (65%) also reported that they would use the train stop in West Acton. In addition, a majority of the businesses responded that they would like an MBTA train stop in West Acton. Many residents in West Acton are within walking distance of a West Acton MBTA stop. In addition, there are a few locations where parking could be provided for a West Acton MBTA train stop. Therefore, the Town should conduct further investigation into the implementation of a West Acton train stop because of the close proximity to the hundreds of residences in and around West Acton.

In addition, the Town should investigate the development of a shuttle bus service that would transport people to the MBTA train stop in South Acton during peak commuter hours. The Town should seek the cooperation of the MBTA, the Executive Office of Transportation and Construction (EOTC), the Metropolitan Area Planning Council (MAPC) and the surrounding communities to develop a regional shuttle bus service to the MBTA train stop. Such a service could be of great benefit to the residents of Acton and the surrounding communities. The development and operation of such a service is likely to be eligible for state and federal funding as it would help to implement the federal Clean Air Act of 1990, the State Implementation Program, and the federal Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA).

**Pedestrian pathways connecting neighborhoods and West Acton Village and pathways**

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<sup>12</sup> Acton Master Plan, p. 39

within the Village would be yet another method of providing access without utilizing the congested roadways. The provision of bikeways should be explored as another method of meeting the needs of the citizens of Acton with the thought of eventually connecting Acton bikeways to those already in existence to the east of Acton.

## **UTILITIES**

The provision of services by the electric, telephone, and cable utility companies in West Acton Village is done through overhead cables and lines attached to utility poles which combine to detract from the aesthetic quality of the Village. Although the Town has provided some assurances that the use of overhead utilities will not occur in new developments, the problem of removing them from older sections of Acton is very costly, and in some areas, almost impossible. However, for aesthetic and safety reasons the Town should require that utilities be changed from overhead to buried cable if major repair of any sections of roadways occurs within West Acton Village.

## **SEPTIC**

Soils in West Acton Village are generally well-suited to subsurface sewage disposal. The U.S. Soil Conservation Service in its "Soil Potential Ratings for Septic Absorption Fields, Middlesex and Essex Counties", 1985, provides further information on septic suitability for each soil type. Where rated, septic suitability of soils in the Planning Area is divided between three categories: high to very high potential; very low potential, and not rated. The high to very high potential areas are located in fairly sizable pockets throughout the Planning Area. The very low potential rated areas are located around Heath Hen Meadow and Fort Pond Brooks and in those areas with glacial till and slope constraints. A low potential rating means "not possible to use for septic absorption or high site preparation cost". The "not rated" areas are significant in size because they include areas where soils have been disturbed by human settlement or other activity.

Currently all land uses within West Acton Village and its surrounding areas are served by cesspools and subsurface sewage disposal systems. The soils contained within the West Acton Village Planning Area consist primarily of those types that generally support septic systems; therefore, failure rates are low and there is potential for further development using on-site sewage disposal. However, this potential growth may be reduced by the impact of nutrient loading on both the soils and the groundwater because many of the existing homes and businesses within the Village are still using cesspools or substandard sewage disposal systems.

The future development of West Acton Village primarily relies on adequate sewage disposal and quality drinking water. To aid in the protection of groundwater and to allow for future expansion of the Village, several actions should be taken in the immediate future. First, property owners that are still using cesspools should be encouraged or required to

convert to subsurface sewage disposal systems (septic systems). Second, continued reliance on individual subsurface sewage disposal systems is generally not recommended because Acton's sole drinking water source is groundwater; therefore, the Town should pursue the siting of small sewage treatment plants on one or more of the remaining unbuilt parcels within the Village. In addition, the Town should: encourage installation of sewage treatment facilities in all new construction commercial and residential developments in and around West Acton Village; adjust zoning regulations to restrict uses within West Acton Village that utilize hazardous materials and/or generate hazardous waste; and require the construction of sewage treatment facilities where on-site replacement of septic systems is not feasible.





## **SECTION 8**

### **BUILD-OUT ANALYSIS**

#### **INTRODUCTION**

An analysis of the West Acton Village Planning Area was performed to determine the amount of growth possible under current land use regulations (zoning bylaw, site plan regulations, and subdivision regulations), to identify areas of the Zoning Bylaw that may need to be changed to preserve West Acton Village's character and atmosphere, and to analyze how any proposed changes would impact the Village environment. The results of several build-out analyses were studied during the planning process. The first analysis in May of 1992 was used to determine the boundaries of different types of land uses within West Acton Village. The second analysis, Build-Out Analysis of the West Acton Village District, was performed on a much smaller area, the central business district. The third analysis was performed on the residential neighborhoods surrounding the central business district, Build-Out Analysis of the Proposed Village Residential District. After the analyses were performed on the residential and non-residential areas based on existing zoning requirements, the West Acton Village Planning Committee then analyzed the build-out potential of these areas based on the proposed Zoning Bylaw amendments discussed in Part II, Section 1 - The Regulatory Plan and contained in the Appendix (Appendix B - Proposed Zoning Bylaw Amendments).

When analyzing the potential for development in a given area, the assumption is that the area will "build-out" in accordance with the provisions of the current land use regulations. It is important to note that this build-out analysis is not a projection of actual growth because it is based on land use regulations alone and does not include other pertinent factors such as the market conditions, the inclination of the landowner to develop, or the limitations due to geologic formations (other than wetlands), and soil suitability for septic. Therefore, the results of the build-out analysis should be interpreted as the maximum amount of development that is permitted by the Town, rather than the actual amount of development that is likely to occur. In a strong market, build-out could be achieved in a fairly short time period. However, in a weaker market, build-out may only be achieved after a lengthy time period, or may never be achieved.

#### **BUILD-OUT UNDER EXISTING ZONING**

The Planning Department created a database developed from the Town of Acton Assessor's records and Engineering Department's files which included information on the size of the parcel, its current use, the amount of frontage, the net floor area of all buildings located on the parcel, and the percentage of the parcel that is in the wetlands and

floodplain. From this database, the amount of development potential under current land use regulations was determined for two categories; residential land uses, and non-residential (commercial) land uses. The analyses calculated the amount of non-residential square footage and the number of additional residential lots which the Town may have to serve when West Acton Village reaches maximum build-out. The results of these initial analyses, the analysis of the proposed West Acton Village District under existing zoning (see Appendix D - Build-out Analysis, Existing Zoning, Proposed West Acton Village District). Although there are 14 exempt parcels in the West Acton Village Planning Area that are owned by the Town of Acton, the Acton Water District, or a church, these parcels were included in the build-out analysis.

## **NON-RESIDENTIAL**

To determine the build-out of non-residential properties, it is necessary to determine the developable site area, much the same as the land usable for development discussed in the residential analysis above. Although there is no need to base the analysis on the subdivision process used for residential land, there are numerous constraints within the Acton Zoning Bylaw that must be factored into the analysis. Included in these factors are the following: maximum permitted floor area ratio (FAR); maximum permitted coverage of the lot by impervious surfaces; maximum permitted building height and minimum required number of parking spaces. In several instances, the existing floor area was greater than the floor area permitted under zoning. Under existing zoning, the potential additional non-residential net floor area of the proposed West Acton Village District is 101,841 square feet. However, the bulk of this additional non-residential floor area, 62,917 square feet, would likely be derived from the expected loss of 68 residential dwelling units currently existing in the West Acton Village District, the Limited Business District, and the General Business District, with no dwelling units expected to remain in these business zoning districts.

## **RESIDENTIAL**

The residential build-out analysis requires a determination of several factors for each parcel. It is important to ascertain the amount of usable land for development, land which excludes existing buildings and areas with development constraints (wetlands, floodplains). Once the lots have been examined for this criteria, it is possible to determine the number of lots which could be attained through the Zoning Act as "grandfathered" lots, the subdivision process, and the "ANR" (Approval Not Required) process used for land with sufficient frontage (according to the Acton Zoning Bylaw) on existing streets. The results of the build-out analysis under existing zoning project the creation of 17 additional residential lots in the West Acton Village Planning Area for a total build-out lot count of 129 lots (see Appendix F. - Build-out Analysis, Existing Zoning, Proposed Village Residential District).

## **IMPACTS OF BUILD-OUT**

The creation of 38,924 square feet of additional non-residential space (the build-out potential under current zoning without conversion of the area occupied by 68 dwelling units) in West Acton could most likely be accommodated without major interruption of the Village atmosphere if the space were divided into "village scale" business units. Basing the estimate of the number of new businesses that could be created in West Acton Village on the average size of current businesses located there (approximately 2,000 square feet), it is calculated that 19 new business enterprises could be added to the Village. However, there are few, if any, limits on the size of businesses within West Acton Village; therefore it is not safe to assume that all new business space would be occupied by "village scale" businesses. It is, however, essential to bear in mind that only 24,456 square feet of this additional space would be located in the central business area of the Village. The area south of the village center in the vicinity of Sal's Auto & Truck Repair would support 6,101 square feet of additional space, and 8,367 square feet could be added north of the central business area near the former day care facility.

Of significance is the 62,917 square feet of residential floor area located on the parcels along Central Street, Arlington Street and Spruce Street that are within the West Acton Village District. This 62,917 square feet is likely to be converted from residential use to commercial use under existing zoning. In addition to this conversion, another 9,322 square feet of new commercial space could be added in these locations. If this were to occur, the addition of 111,163 square feet of commercial space would have a dramatic impact on the atmosphere of West Acton Village. The residential component of the Village could be virtually eliminated, the new businesses could be considerably larger in size, and the Village center may lose its focus because there could be fairly sizable business areas to the north and south of the present center.

West Acton Village is Acton's most successful village environment. To prevent West Acton Village from meeting the same fate as many other former village areas, absorption by suburban housing developments and commercial strip development, it is necessary to ensure the continued vitality of the village. Enhancing the vitality of the village can be accomplished by diversifying commerce, maintaining the mixture of residential and non-residential uses, ensuring the continued presence of a residential element in the West Acton Village District to provide a supply of consumers for village businesses, continuing a municipal presence, improving public areas such as Gardner Field, modifying floor area ratio and building setback requirements, and ensuring general architectural compatibility with the village environs. Clearly, it is evidenced above that without taking these steps, the character and environment of West Acton Village will change significantly over the coming years. The proposed zoning outlined in the Regulatory Plan section and analyzed in the following section should prevent substantial alteration of the character of West Acton Village.

## **BUILD-OUT UNDER PROPOSED ZONING**

The build-out calculations included below are based on the 156 parcel West Acton Village Planning Area determined by the West Acton Village Planning Committee (See Appendix). This Planning Area recognizes the two more or less concentric circles of different land use and settlement patterns that comprise West Acton Village. The first and smallest circle represents the business core of the Village and the second circle surrounds the business core area and is comprised of older village homes on small lots. The West Acton Village Plan recognizes these existing land uses and the value of facilitating the continuance of these uses. The Plan calls for the reduction in size of the West Acton Village District and recommends the creation of a new zoning district, Village Residential.

## **NON-RESIDENTIAL**

The West Acton Village Plan proposes to focus the business center of West Acton Village into a business core district which encompasses the present business center, but eliminates the "legs" of the present West Acton Village District (WAV) through a re-delineation and reduction in size of the present zoning district. The northerly extensions of the West Acton Village District which now extend along Central and Spruce Streets will be rezoned to Village Residential as they are mostly in residential use. Some additional parcels south of the village center will also be rezoned to the new Village Residential District.

The Village Plan proposes to rezone from the Limited Business District to the West Acton Village District an isolated commercial area at the intersection of Central and Willow Streets. This area is within the geographic boundaries of West Acton Village; therefore, the West Acton Village District zoning is more appropriate. Although the overall size of the WAV District will be reduced, the Plan recommends increasing the floor area ratio to provide for potential expansion of business uses in West Acton Village.

To analyze the build-out for the proposed West Acton Village District, the build-out under existing zoning regulations for the proposed delineation was calculated. Under existing zoning, the build-out potential for the proposed West Acton Village District would provide an additional 30,557 square feet of non-residential floor area. The Village Plan recommends increasing the floor area ratio from .20 to .40, and states that an FAR of .70 would be permitted if the floor area in excess of .40 is equally divided between residential and non-residential uses. This will ensure a mixture of residential and commercial uses in the village business center which is important for the health and vitality of the businesses located there and for the vitality of the village as a whole. The increase to .40 would increase the potential additional build-out to 123,859 square feet which is slightly more than the build-out of the present West Acton Village District under the current zoning regulations (111,163) if all 68 of the present dwelling units are converted to commercial use. The increases in allowable building floor area are more consistent with the current composition of buildings in the West Acton Village Center. With a floor area ratio (FAR) of .40, the

number of parcels with potential for expansion increases from 13 to 27. It is important to note that even by doubling the FAR, 14 parcels still do not have expansion potential because their FAR is already in excess of .40 (see Appendix E. - West Acton Village District, Build-out Analysis of Proposed Zoning). For instance, the historic buildings between Central Street and Windsor Avenue have a building floor area that comes close to 200% of their lot area. The increase to .70 would result in an additional 152,165 square feet of commercial space and 61 dwelling units. Because the increase to .70 FAR is conditional, it is impossible to predict how many, if any, parcels will seek to expand to that degree. However, to be consistent in our analysis methodology, calculating the maximum build-out permitted under zoning, the .70 FAR increase was used in conducting our fiscal analysis of the proposed zoning.

The West Acton Village Plan also proposes to adjust the uses permitted in the West Acton Village District to be more in keeping with the village character and environment. Three land uses not presently permitted in the WAV District will be permitted by special permit; veterinary care, commercial recreation, and amusement facilities. Multi-family dwellings will be permitted as of right. Two land uses; combined business and dwelling, and dwelling conversions, have been proposed to be allowed "as of right" which now require a special permit. In addition, the uses have been shifted between "as of right" and by special permit to more accurately review those uses that may be likely to impact the village environment. The uses entitled earth removal, motor vehicle service stations and mini-warehouses are proposed to be eliminated because they are not compatible with the village scale and environment. The Plan recommends that hotels, motels, inns and bed and breakfast establishments be limited to 5 guest rooms as they are presently in the other village districts.

The West Acton Village Plan also proposes to amend Section 5 of the Acton Zoning Bylaw, Dimensional Regulations, to maintain and enhance the village character and environment of West Acton Village. Limits on the size of the business land uses will be established to keep them at a "village scale". The village character and environment is maintained and enhanced by addressing the orientation and minimum height of buildings on a lot. The Table of Standard Dimensional Regulations is modified to establish a maximum front yard setback, to eliminate the side and rear setbacks, and to increase the floor area ratio to provide expansion potential for business uses.

To retain the mixture of residential and non-residential uses within West Acton Village, it is important to assure the continuation of a residential component in the business center of the Village. The stated goal of the West Acton Village Planning Committee from the outset of their planning efforts has been to maintain the character and environment of West Acton Village. The recommendations of the West Acton Village Plan are geared toward the attainment of this goal. The proposed zoning bylaw amendments are designed to allow for residential and commercial growth within the Village to ensure its continued vitality. However, the provision for future growth is planned to maintain the current proportion of residential and commercial uses.

## **RESIDENTIAL**

The creation of a new zoning district entitled "Village Residential" is proposed by the West Acton Village Plan in recognition of the unique settlement pattern of the village homes adjacent to the business center in West Acton Village. The proposed Village Residential District is tailored to West Acton Village's individual characteristics which include single family homes on narrow lots, duplexes, multifamily dwellings, large antique homes on small lots and homes with small business contained in them.

The types of land uses in the new Village Residential District compares fairly consistently with those land uses that are allowed in the other residential zoning districts, but there are a few noted differences. In the Village Residential District, multifamily dwellings (up to 4 dwelling units) would be allowed by special permit, including new construction, provided that none unit is occupied by the building owner. In addition, certain business uses (retail store, office, restaurant, veterinary care, personal and general services, and studio) would be allowed in residential buildings subject to a 500 square foot size limitation. The business need not be operated by a building resident, but the building's owner must reside in the building. To minimize the impact of the residential neighborhood, regulations are established for the location of business parking spaces, the hours of business operation, and exterior lighting for the business use. For comparison, in other residential districts businesses in residences are permitted without size limitation, but the business must be operated by the resident.

The dimensional controls established for the Village Residential District are comparable to the size of existing lots in the Village. A survey of the parcels in the proposed Village Residential District indicates that almost 70% of the lots have less than the required amount of frontage, and 60% of the lots are smaller in size than is presently allowed by zoning. The proposed dimensional regulations will require less lot area and less frontage. This significantly reduces the number of non-conforming lots. Small lots and narrower frontage are typical for village areas. Creation of the new district will help achieve many goals of the Village Plan; preservation and adaptive reuse of historical large traditional village homes through conversion from single family use to multi-family use, accommodation of cottage industries, and provision of a pool of consumers in close proximity to the business center. In addition, this change will recognize the existing pattern of settlement in the West Acton Village area and thereby further aid in the preservation of the village character.

The analysis of the proposed Village Residential District required that we look again at the build-out under existing zoning for this revised area. Presently, the build-out potential for this area would be 129 residential lots (see Appendix F. - Build-out Analysis, Existing Zoning, Proposed Village Residential District). However, this number would be increased by 10 lots to a new build-out potential of 139 lots under the proposed Village Residential District (see Appendix G. - Village Residential District, Build-Out Analysis of Proposed Zoning). At present, there are 208 existing dwelling units on the lots contained within the proposed Village Residential District. The West Acton Village Plan recommends that multi-

family dwellings, up to four units, be allowed in the Village Residential District; however, it is impossible to predict how many lots are likely to build or convert to four-family dwellings. Several of these lots already have the ability to convert to four-family dwelling units. The build-out count of units in the proposed Village Residential District under existing zoning is 470 units. However, there are only 6 lots in West Acton Village that presently feature four-family dwellings. Controls such as lot size, setback requirements, parking requirements, septic suitability, and the property owners inclination to convert or build a four-family dwelling all play a significant role in determining this number. At present, 67 of the 110 lots in residential use contain single family residential dwellings. Rather than assume that the build-out of the village would be in accordance with the present ratio of uses (61% single family use; 5% four-family use; and 34% in two-family, three-family, or apartment buildings), we based the fiscal analysis on one dwelling unit per lot that is allowed as a matter of right under both the existing and proposed zoning bylaw provisions.





## **SECTION 9**

### **FISCAL ANALYSIS OF PROPOSED ZONING**

The West Acton Village Plan recommends some rezoning that creates an expectation of some shift in the tax burden as a result of the proposed rezoning. The Plan proposes to reduce the size of the West Acton Village District, to create a new residential zoning district, and to increase the allowable floor area ratio in the revised West Acton Village District. To analyze the impact of the proposed rezoning, the Acton Planning Department developed a database of the property values for all parcels within the West Acton Village Planning Area (see Appendix C. - West Acton Village Planning Area, Assessed Values, July 1993).

As property valuation is determined by the use of the property, not the zoning classification, many parcels did not need adjustment. However, several parcels will have a higher potential build-out under the proposed rezoning, and new parcels may be created. It is in these areas that a fiscal impact could be noticed.

#### **EXISTING ZONING**

Our database shows that 71% of the West Acton Village Planning Area is in residential land use. The 110 parcels that are in residential use represent a total residential value of \$20,041,140 based on the FY'93 assessed values from the Acton Assessor's records. All parcels with a class code for residential use (including those codes for "primarily residential") are included in this total.

Of the \$20,041,140 total residential value, \$11,644,100 is assessed under property type classification code 101 (single family residential). Based on these figures, it was determined that the average assessed value of a single family residential parcel is \$173,793. This average assessed value was then multiplied by the number of potential new lots (see Build-out Analysis) to determine the anticipated residential valuation under the "current build-out" (build-out potential under existing zoning) and the "proposed build-out" (build-out potential under proposed zoning). Single family residential use became the basis for future projections because this land use is allowed as of right under zoning; no special permits or other discretionary permits are needed to construct a single family residence on a lot that conforms with the dimensional requirements of zoning. The residential valuation of the build-out residential lots under current zoning would be \$22,419,297.

According to the Acton Assessor's records, the total valuation for the commercial property in the West Acton Village Planning Area is \$6,108,760. To determine the commercial

valuation, the total existing non-residential net floor area of 137,408 square feet was divided by the total commercial valuation (see Appendix C. - West Acton Village Planning Area, Assessed Values, July 1993). The commercial valuation per square foot of net floor area was calculated to be \$44.46 based on the 1993 assessed values. The commercial valuation of the build-out floor area under current zoning would be \$11,539,459 (total West Acton Village District build-out floor area of 259,547 multiplied by the commercial valuation per square foot amount of \$44.46).

## PROPOSED ZONING

Based on the above, the Acton Planning Department determined that the total valuation of the West Acton Village Planning Area, at build-out, under the existing zoning provisions would be \$33,958,756. Without the intervention proposed by the West Acton Village Plan, the proportion of residential to commercial land use would change substantially. At present, 30% of the land valuation is commercial and 70% is residential. Using the build-out estimates under proposed zoning, these percentages would be changed to 40% commercial and 60% residential.

With the intervention of the Village Plan, the total valuation would be increased to \$46,083,576 under the proposed build-out. The proportion of commercial valuation under proposed build-out would increase from 30% under the existing zoning to 40% under the proposed zoning. However, this shift in the tax burden for the West Acton Village Planning Area would have little impact on the tax bills because the total valuation (residential and commercial) of West Acton Village is presently only \$26,149,900 of the town-wide valuation of \$4.5 billion dollars.

	Commercial Valuation	Residential Valuation
1993 Assessment	\$6,108,760	\$20,041,140
Current Build-out	\$11,539,459	\$22,419,297
Proposed Build-out	\$15,687,666	\$24,157,227

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## APPENDIX B.

**ARTICLE WEST ACTON VILLAGE (WAV), GENERAL BUSINESS (GB)  
AND LIMITED BUSINESS (LB) DISTRICTS IN WEST  
ACTON (2/3 Vote Required)**

To see if the Town of Acton will vote to amend the Acton Zoning Bylaw and the Acton Zoning Map as follows:

**A.1 Zoning Map.** Rezone to West Acton Village District (WAV) the following parcels of land identified by their 1993 Town of Acton Atlas Map and Parcel numbers:

(Present zoning designations, shown in parenthesis, and street addresses are provided for reference purposes only.)

Map F-2A, Parcel 69 (R-2, WAV)	267 Arlington St.
Map F-2A, Parcel 86 (none)	Corner of Central St. & Mass. Ave.
Map F-2A, Parcel 94 (R-2, WAV)	3 Spruce St.
Map F-2A, Parcel 100 (R-2)	596 Massachusetts Ave.
Map F-2A, Parcel 101 (R-2)	592 Massachusetts Ave.
Map F-2A, Parcel 116 (R-2)	274 Central St.
Map F-2A, Parcel 119 (R-2)	270 Central St.
Map F-2B, Parcel 37 (LB)	236 Central St.
Map F-2B, Parcel 41, which is the portion east of the drainage easement of parcel shown as F-2B/32 and F-2B/41 (LB)	5 Willow St.

**A.2 Zoning Map.** Rezone to Residence 2 (R-2) the following parcels of land identified by their 1993 Town of Acton Atlas Map and Parcel numbers:

(Present zoning designations, shown in parenthesis, and street addresses are provided for reference purposes only.)

Map E-2, Parcel 239 (only that portion which is on the east side of Central St.) (GB)	331-347 Central St.
Map E-2, Parcel 252 (GB)	355 Central St.
Map F-2A, Parcel 2 (WAV)	311 Central St.
Map F-2A, Parcel 2-1 (GB)	317 Central St.
Map F-2A, Parcel 17 (WAV)	68 Spruce St.
Map F-2A, Parcel 19 (WAV)	50 Spruce St.
Map F-2A, Parcel 23 (WAV)	44 Spruce St.
Map F-2A, Parcel 24 (WAV)	42 Spruce St.
Map F-2A, Parcel 27 (WAV)	309 Central St.
Map F-2A, Parcel 28 (WAV)	40 Spruce St.
Map F-2A, Parcel 32 (WAV)	307 Central St.
Map F-2A, Parcel 37 (WAV)	305 Central St.
Map F-2A, Parcel 38 (WAV)	305 Central (beside)

Map F-2A, Parcel 39 (WAV)	34 Spruce St.
Map F-2A, Parcel 42 (WAV)	303 Central St.
Map F-2A, Parcel 43 (WAV)	303 Central St. (rear)
Map F-2A, Parcel 50 (WAV)	301 Central St.
Map F-2A, Parcel 52 (WAV)	30 Spruce St.
Map F-2A, Parcel 58 (WAV)	299 Central St.
Map F-2B, Parcel 32, which is the portion west of the drainage easement of parcel shown as F-2B/32 and F-2B/41 (LB)	5 Willow St.
Map F-2B, Parcel 49 (LB)	13 Willow St.

**B.1 Zoning Bylaw - Section 3. Table of PRINCIPAL USES.** Delete the WAV column under the heading for Village Districts and replace with the following new WAV column:

(For reference purposes, where changes are proposed in the WAV District, the present designation is shown in brackets.)

PRINCIPAL USES	VILLAGE DISTRICT	
	WAV	
<b>3.2 GENERAL USES</b>		
3.2.1 Agriculture	Y	
3.2.2 Conservation	Y	
3.2.3 Earth Removal	N	[SPA]
3.2.4 Recreation	SPS	
<b>3.3 RESIDENTIAL USES</b>		
3.3.1 Single Family Dwelling	Y	
3.3.2 Single Family Dwelling with Apartment	Y	[Y (3)]
3.3.3 Dwelling Conversions	Y	[SPA]
3.3.4 Multifamily Dwelling	Y	[N (2)]
<b>3.4 GOVERNMENTAL, INSTITUTIONAL AND PUBLIC SERVICE USES</b>		
3.4.1 Municipal	Y	
3.4.2 Educational	Y	
3.4.3 Religious	Y	
3.4.4 Nursing Home	SPS	
3.4.5 Public or Private Utility Facilities	Y	
3.4.6 Child Care Facility	Y	

**3.5 BUSINESS USES**

3.5.1	Retail Store	Y	
3.5.2	Business or Professional Office	Y	
3.5.3	Financial	Y	
3.5.4	Restaurant	SPS	
3.5.5	Hotel, Inn or Motel	SPS	
3.5.6	Combined Business and Dwelling	Y	[SPS]
3.5.7	Lodge or Club	SPS	
3.5.8	Funeral Home	Y	
3.5.9	Veterinary Care	SPS	[N]
3.5.10	Commercial Kennel	N	
3.5.11	Personal Services	Y	
3.5.12	General Services	Y	
3.5.13	Studio	Y	
3.5.14	Building Trade Shop	Y	
3.5.15	Commercial Recreation	SPS	[N]
3.5.16	Commercial and Trade School	SPS	
3.5.17	Amusement Facility	SPS	[N]
3.5.18	Motor Vehicle Service Station or Car Wash	N	[SPS]
3.5.19	Motor Vehicle Repair or Body Shop	SPS	[Y]
3.5.20	Light Vehicular and Equipment Sales	N	
3.5.21	Parking Facility	Y	

**3.6 INDUSTRIAL USES**

3.6.1	Warehouse	N	
3.6.2	Mini-Warehouse	N	[SPS]
3.6.3	Construction Yard	N	
3.6.4	Lumber Yard	N	
3.6.5	Heating Fuel Sales and Service	N	
3.6.6	Light Manufacturing	SPS	[N]

**3.7 PROHIBITED USES**

3.7.1	Heavy Manufacturing	N	
3.7.2	Storage	N	
3.7.3	Amusement	N	
3.7.4	General	N	
3.7.5	Heavy Vehicular Sales or Repair Garages	N	

**B.2 Zoning Bylaw - Section 3.** Amend Section 3.5.5 as stated below:

After "(NAV)" insert the following:

", West Acton Village (WAV)"

**C.1 Zoning Bylaw - Section 5.** Delete the first paragraph of Section 5.5.2 and replace with the following:

"Maximum Floor Area of Businesses and Industries - The maximum NET FLOOR AREA of an individual business or industrial establishment shall not exceed the following (all limits expressed in square feet):"

**C.2 Zoning Bylaw - Section 5.** Amend the WV column in Section 5.5.2 to read as follows:

3.5.1	Retail Store	5,000
3.5.2	Business or Professional Office	5,000
3.5.3	Financial	5,000
3.5.4	Restaurant	5,000
3.5.7	Lodge or Club	5,000
3.5.9	Veterinary Care	3,000
3.5.11	Personal Services	3,000
3.5.12	General Services	5,000
3.5.13	Studio	3,000
3.5.14	Building Trade Shop	5,000
3.5.15	Commercial Recreation	5,000
3.5.17	Amusement Facility	5,000
3.6.6	Light Manufacturing	5,000

**C.3 Zoning Bylaw - Section 5. Table of Standard Dimensional Regulations.**

Amend the WAV entry in the Table of Standard Dimensional Regulations to read as follows:

Zoning Districts	Minimum LOT Area in sq. Ft.	Minimum LOT FRONTAGE in feet	Minimum LOT WIDTH in feet	Minimum Front Yard in feet	Minimum Side & Rear Yard in feet	Minimum OPEN SPACE in %	Maximum FLOOR AREA RATIO	Maximum Height in feet
WAV	NR	NR	NR	5 (10)	NR (1)	NR	.40 (11)	36 (12)

**C.4 Zoning Bylaw - Section 5. Table of Standard Dimensional Regulations.**

Add the following new footnotes as stated below:

- (10) The maximum front yard shall be ten feet (10'), or the lesser of the front yards of the two BUILDINGS or STRUCTURES on either side, whichever is the least. Exceptions: a) The maximum front yard requirement shall not

apply to a BUILDING or STRUCTURE in the rear of an existing BUILDING or STRUCTURE or to an addition to the rear of an existing BUILDING or STRUCTURE, if all are located on one LOT with FRONTAGE on only one STREET; b) The maximum front yard requirement shall not apply to a BUILDING or STRUCTURE on a LOT without FRONTAGE and located entirely in the rear of existing BUILDINGS or STRUCTURES so that it does not face a STREET.

- (11) The FLOOR AREA RATIO may be increased to .70 provided that for every 1000 square feet of non-residential NET FLOOR AREA built above a FLOOR AREA RATIO of .40 an at-least-equal amount of residential NET FLOOR AREA is provided simultaneously.
- (12) In the West Acton Village District, the minimum height of BUILDINGS shall be twenty feet (20'). Accessory BUILDINGS, such as garages or sheds, may be less than 20 feet in height.

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## ARTICLE VILLAGE RESIDENTIAL DISTRICT in West Acton

(2/3 vote required)

To see if the Town of Acton will vote to amend the Acton Zoning Bylaw and the Acton Zoning Map as follows:

- A. Zoning Map.** Rezone to Village Residential (VR) the following parcels of land identified by their 1993 Town of Acton Atlas Map and Parcel numbers:

(Street addresses are provided for reference purposes only.)

(For reference, the following parcels are presently zoned GB; Article \_\_\_\_ of this warrant, if adopted, has rezoned the parcels to Residence 2 (R-2).)

Map E-2, Parcel 239 only that portion which is on the east side of Central St.

331-347 Central St.

Map E-2, Parcel 252

355 Central St.

Map F-2A, Parcel 2-1

317 Central St.

(For reference, the following parcels are presently zoned WAV; Article \_\_\_\_ of this warrant, if adopted, has rezoned the parcels to Residence 2 (R-2).)

Map F-2A, Parcel 2

311 Central St.

Map F-2A, Parcel 17

68 Spruce St.

Map F-2A, Parcel 19

50 Spruce St.

Map F-2A, Parcel 23

44 Spruce St.

Map F-2A, Parcel 24	42 Spruce St.
Map F-2A, Parcel 27	309 Central St.
Map F-2A, Parcel 28	40 Spruce St.
Map F-2A, Parcel 32	307 Central St.
Map F-2A, Parcel 37	305 Central St.
Map F-2A, Parcel 38	305 Central (beside)
Map F-2A, Parcel 39	34 Spruce St.
Map F-2A, Parcel 42	303 Central St.
Map F-2A, Parcel 43	303 Central St. (rear)
Map F-2A, Parcel 50	301 Central St.
Map F-2A, Parcel 52	30 Spruce St.
Map F-2A, Parcel 58	299 Central St.

(For reference, the following parcels are presently zoned WAV; Article \_\_\_\_ of this warrant, if adopted, has rezoned the parcels to Residence 2 (R-2).)

Map F-2B, Parcel 49	13 Willow St.
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(For reference, the following parcels are presently zoned Residence 2 (R-2).)

Map F-2A, Parcel 16	308 Central St.
Map F-2A, Parcel 16-1	310 Central St.
Map F-2A, Parcel 16-2	306 Central St.
Map F-2A, Parcel 18	51 Spruce St.
Map F-2A, Parcel 20	215 Arlington St.
Map F-2A, Parcel 25	37 Spruce St.
Map F-2A, Parcel 29-10	226 Arlington St.
Map F-2A, Parcel 33	33 Spruce St.
Map F-2A, Parcel 34	221 Arlington St.
Map F-2A, Parcel 35	217 Arlington St.
Map F-2A, Parcel 36	302 Central St.
Map F-2A, Parcel 44	239 Arlington St.
Map F-2A, Parcel 45	235 Arlington St.
Map F-2A, Parcel 46	227 Arlington St.
Map F-2A, Parcel 49	298 Central St.
Map F-2A, Parcel 53	220 Arlington St.
Map F-2A, Parcel 56	294 Central St.
Map F-2A, Parcel 57	296 Central St.
Map F-2A, Parcel 64	292 Central St.
Map F-2A, Parcel 77	603 Massachusetts Ave.
Map F-2A, Parcel 84	285 Arlington St.
Map F-2A, Parcel 85	612 Massachusetts Ave.
Map F-2A, Parcel 96	608 Massachusetts Ave.

Map F-2A, Parcel 99	276 Arlington St.
Map F-2A, Parcel 103	531 Massachusetts Ave.
Map F-2A, Parcel 104	525 Massachusetts Ave.
Map F-2A, Parcel 108	278 Arlington St.
Map F-2A, Parcel 114	537 Massachusetts Ave.
Map F-2A, Parcel 115	284 Arlington St.
Map F-2A, Parcel 127	264 Central St.
Map F-2A, Parcel 132	550 Massachusetts Ave.
Map F-2A, Parcel 133	544 Massachusetts Ave.
Map F-2A, Parcel 134	17 Windsor Ave.
Map F-2A, Parcel 135	18-20 Windsor Ave.
Map F-2A, Parcel 136	5 Kinsley Road
Map F-2A, Parcel 137	542 Massachusetts Ave.
Map F-2A, Parcel 139	536 Massachusetts Ave.
Map F-2A, Parcel 140	530 Massachusetts Ave.
Map F-2B, Parcel 1	258 Central St.
Map F-2B, Parcel 2	257 Central St.
Map F-2B, Parcel 3	25 Windsor Ave.
Map F-2B, Parcel 4	24 Windsor Ave.
Map F-2B, Parcel 5	520 Massachusetts Ave.
Map F-2B, Parcel 6	516 Massachusetts Ave.
Map F-2B, Parcel 7	9 Church St.
Map F-2B, Parcel 8	7 Church St.
Map F-2B, Parcel 9	5 Church St.
Map F-2B, Parcel 10	250 Central St.
Map F-2B, Parcel 11	253 Central St.
Map F-2B, Parcel 12	29 Windsor Ave.
Map F-2B, Parcel 13	30 Windsor Ave.
Map F-2B, Parcel 14	9 Kinsley Rd.
Map F-2B, Parcel 15	540 Massachusetts Ave.
Map F-2B, Parcel 16	11 Church St.
Map F-2B, Parcel 17	12 Church St.
Map F-2B, Parcel 18	8 Church St.
Map F-2B, Parcel 19	248 Central St.
Map F-2B, Parcel 20	249 Central St.
Map F-2B, Parcel 21	33 Windsor Ave.
Map F-2B, Parcel 22	35 Windsor Ave.
Map F-2B, Parcel 24	15 Church St.
Map F-2B, Parcel 25	14 Church St.
Map F-2B, Parcel 26	244 Central St.
Map F-2B, Parcel 27	43 Windsor Ave.
Map F-2B, Parcel 28	38 Windsor Ave.
Map F-2B, Parcel 29	42 Windsor Ave.
Map F-2B, Parcel 30	15 Kinsley Rd.
Map F-2B, Parcel 31-1	6 Kinsley Rd

Map F-2B, Parcel 31-2	8 Kinsley Rd.
Map F-2B, Parcel 31-10	514 Massachusetts Ave.
Map F-2B, Parcel 33	242 Central St.
Map F-2B, Parcel 34	241 Central St.
Map F-2B, Parcel 35	49 Windsor Ave.
Map F-2B, Parcel 36	46 Windsor Ave.
Map F-2B, Parcel 38	237 Central St.
Map F-2B, Parcel 39	53 Windsor Ave.
Map F-2B, Parcel 40	48 Windsor Ave.
Map F-2B, Parcel 43	233 Central St.
Map F-2B, Parcel 44	57 Windsor Ave.
Map F-2B, Parcel 45	56 Windsor Ave.
Map F-2B, Parcel 50	224 Central St.
Map F-2B, Parcel 51	221 Central St.
Map F-2B, Parcel 52	59 Windsor Ave.
Map F-2B, Parcel 53	62 Windsor Ave.
Map F-2B, Parcel 59	220 Central St.
Map F-2B, Parcel 60	217 Central St.
Map F-2B, Parcel 61	63 Windsor Ave.
Map F-2B, Parcel 64	28 Willow St.
Map F-2B, Parcel 65	214 Central St.
Map F-2B, Parcel 67	211 Central St.
Map F-2B, Parcel 69	69 Windsor Ave.
Map F-2B, Parcel 75	30 Willow St.
Map F-2B, Parcel 76	206 Central St.
Map F-2B, Parcel 78	207 Central St.
Map F-2B, Parcel 79	75 Windsor Ave.
Map F-2B, Parcel 87	68 Windsor Ave.
Map F-2B, Parcel 87-1	66 Windsor Ave.

- B. Zoning Bylaw - Section 2.** In Section 2.1, insert the following new zoning district classification under the heading "Residential Districts":

Village Residential	VR
---------------------	----

- C.1 Zoning Bylaw - Section 3. Table of PRINCIPAL USES.** Add the following new Village Residential (VR) column under the heading for Residential Districts:

PRINCIPAL USES		RESIDENTIAL DISTRICTS VR
3.2 GENERAL USES		
3.2.1	Agriculture	Y
3.2.2	Conservation	Y

3.2.3	Earth Removal	N
3.2.4	Recreation	SPS
3.3	RESIDENTIAL USES	
3.3.1	Single Family Dwelling	Y
3.3.2	Single Family Dwelling with Apartment	Y
3.3.3	Dwelling Conversions	SPA
3.3.4	Multifamily Dwelling	SPA (7)
3.4	GOVERNMENTAL, INSTITUTIONAL AND PUBLIC SERVICE USES	
3.4.1	Municipal	Y
3.4.2	Educational	Y
3.4.3	Religious	Y
3.4.4	Nursing Home	SPS
3.4.5	Public or Private Utility Facilities	N
3.4.6	Child Care Facility	Y
3.5	BUSINESS USE	
3.5.1	Retail Store	Y(8)
3.5.2	Business or Professional Office	Y(8)
3.5.3	Financial	Y(8)
3.5.4	Restaurant	SPS(8)
3.5.5	Hotel, Inn or Motel	SPS
3.5.6	Combined Business and Dwelling	Y(8)
3.5.7	Lodge or Club	N
3.5.8	Funeral Home	N
3.5.9	Veterinary Care	SPS(8)
3.5.10	Commercial Kennel	N
3.5.11	Personal Services	Y(8)
3.5.12	General Services	Y(8)
3.5.13	Studio	Y(8)
3.5.14	Building Trade Shop	N
3.5.15	Commercial Recreation	N
3.5.16	Commercial and Trade School	N
3.5.17	Amusement Facility	N
3.5.18	Motor Vehicle Service Station or Car Wash	N
3.5.19	Motor Vehicle Repair or Body Shop	N
3.5.20	Light Vehicular and Equipment Sales	N
3.5.21	Parking Facility	N
3.6	INDUSTRIAL USES	

3.6.1	Warehouse	N
3.6.2	Mini-Warehouse	N
3.6.3	Construction Yard	N
3.6.4	Lumber Yard	N
3.6.5	Heating Fuel Sales and Service	N
3.6.6	Light Manufacturing	N
3.7	PROHIBITED USES	
3.7.1	Heavy Manufacturing	N
3.7.2	Storage	N
3.7.3	Amusement	N
3.7.4	General	N
3.7.5	Heavy Vehicular Sales or Repair Garages	N

**C.2 Add the following new footnotes to the Table of PRINCIPAL USES:**

- (7) Not more than four (4) DWELLING UNITS shall be permitted per multi-family dwelling. At least one of the DWELLING UNITS shall be occupied by the owner of the property. For purposes of this footnote, the owner shall be defined as one or more individuals residing in a DWELLING UNIT who hold legal or beneficial title and for whom the DWELLING UNIT is the primary residence for voting and tax purposes.
- (8) Provided that the owner of the property resides on the property, the business USE is limited to 500 square feet of NET FLOOR AREA, and all parking spaces are provided to the rear or side of the BUILDING. For purposes of this footnote, the owner shall be defined as one or more individuals residing in a DWELLING UNIT who hold legal or beneficial title and for whom the DWELLING UNIT is the primary residence for voting and tax purposes. The business USE hereunder shall not be deemed a home occupation. Home occupations are authorized separately under Section 3.8.1.2. Site Plan Special Permit shall not be required. Hours of business operation shall be limited to 7 AM to 9 PM Monday through Saturday, except hours of retail sale shall be limited to 7 AM to 7 PM Monday through Saturday. Exterior lighting fixtures for the business USE shall be illuminated except during hours of business operation.

**C.3 Zoning Bylaw - Section 3.** Amend Section 3.5.5 as stated below:

After "(EAV)" insert the following:  
 "and Village Residential (VR)"

**C.4 Zoning Bylaw - Section 3.** Amend Section 3.8.1.2 by adding the following words after the first sentence:

"In the Village Residential District, the portion of the DWELLING UNIT or accessory BUILDING used for a home occupation shall be limited to 500 square feet of NET FLOOR AREA."

- D. Zoning Bylaw - Section 5. Table of Standard Dimensional Regulations.** Add the following entry to the Table of Standard Dimensional Regulations:

Zoning Districts	Minimum LOT Area in sq. Ft.	Minimum LOT FRONTAGE in feet	Minimum LOT WIDTH in feet	Minimum Front Yard in feet	Minimum Side & Rear Yard in feet	Minimum OPEN SPACE in %	Maximum FLOOR AREA RATIO	Maximum Height in feet
VR	15,000	50	NR	10	10	20%	NR	36

## ARTICLE PARKING IN VILLAGE DISTRICTS (2/3 vote required)

To see if the Town of Acton will vote to amend the Acton Zoning Bylaw as follows:

- A.1 Section 6.** Amend Section 6.2 - General Provisions, by deleting the present text and substituting the following text in its place:

All required parking shall be located on the same LOT as the USE it serves, except within a MAJOR AFFORDABLE Housing Development (Section 4.4), a PCRC (Section 9) and a PUD (Section 9A) where required parking may be provided in a flexible configuration within the TRACT OF LAND comprising the development, and except as provided in Section 6.9. Parking facilities shall also comply with the requirements of the Massachusetts Architectural Access Board.

- A.2 Section 6.** Delete Section 6.4 - Exception in Village Districts, and re-number the remaining Sections 6.5, 6.6, 6.7, 6.8, and 6.9 to become Sections 6.4, 6.5, 6.6, 6.7, and 6.8 respectively.

- A.3 Section 6.** In Section 6.5 - Loading Areas (renumbered as Section 6.4), add the following at the beginning of the first sentence:

"Except in the WAV District,"

- A.4 Section 6.** Amend Section 6.8 (renumbered as Section 6.7) by adding the following words after "except":

"Parking lots in the WAV District, and".

**A.5 Section 6.** Amend Section 6.8.2 (re-numbered as Section 6.7.2) by deleting the last sentence.

**A.6 Section 6.** Amend Section 6.9 - Structured Parking (renumbered as Section 6.8) by adding the following phrase at the beginning of the first sentence:

"Except in the WAV District, "

and by adding the following phrase at the beginning of the second sentence:

"In all zoning districts"

**B. Section 6.** Add new Section 6.9 - Special Provisions for Parking in Village Districts, as follows:

**6.9 Special Provisions for Parking in Village Districts**

**6.9.1 SAV, NAV and EAV Districts**

**6.9.1.1** In the SAV, NAV and EAV Districts, the Board of Selectmen may authorize by Special Permit an off-STREET parking lot or STRUCTURE not located upon the same LOT with the associated USE, provided said parking lot or STRUCTURE lies within the same Village District as the BUILDING it is intended to serve.

**6.9.1.2** In the SAV, NAV and EAV Districts, no off-STREET parking spaces shall be established between the front line of the principal BUILDING and the sideline of a STREET.

**6.9.2** In the WAV District, except as otherwise provided herein, no BUILDING or STRUCTURE shall be located upon any LOT and no activity shall be conducted upon any LOT unless off-STREET parking is provided in accordance with the following requirements:

**6.9.2.1** Required off-STREET parking for a USE in the WAV District may be provided on any LOT within the WAV District, and not necessarily on the same LOT as the USE.

**6.9.2.2** In the WAV District, no off-STREET parking spaces shall be established between the front line of the principal BUILDING and the sideline of a STREET, except on LOTS having FRONTAGE on more than one STREET the main BUILDING entrance shall face a STREET and parking spaces shall be located on the opposite side of the main BUILDING entrance.

- 6.9.2.3 **Connection of Parking** - In the WAV District, a Special Permit Granting Authority shall require that all parking facilities be connected by a common driveway to the parking facilities of adjacent USES and to adjacent land in the WAV District, unless it finds that physical constraints, present site configuration, uncooperative abutters, or land vacancy precludes strict compliance. In such cases, the site and parking facility shall be designed to provide for future construction of common driveways. For the purpose of this section, common driveway shall be defined as a driveway that is shared by two or more LOTS and located at least partially within the required setback areas of such LOTS. Such a common driveway can be either a shared ACCESS driveway to a STREET or a driveway to a STREET or a driveway connecting such LOTS with each other.
- 6.9.2.4 **Number of Parking Spaces** - In the WAV District, the number of parking spaces shall be 70% of the requirements in Section 6.3.1. In the case of collective use of a parking facility in accordance with Section 6.9.2.5, the number of required parking spaces shall be 50% of the requirements in Section 6.3.1.
- 6.9.2.5 **Collective Use of Parking Facilities** - In the WAV District, off-STREET parking facilities may serve, collectively or jointly, different BUILDINGS or USES located throughout the WAV District where such a collective use of the parking facility is based on a written agreement that: 1) assures the continued collective use; 2) states the number of parking spaces allocated to each participating USE; and 3) assures ACCESS to and maintenance of the common parking facility. The parking spaces provided through the collective use of parking facilities shall be counted towards the minimum required number of spaces for the participating BUILDINGS and USES applying the discount as set forth in Section 6.9.2.4.
- 6.9.2.6 **Design Requirements - Off-STREET parking spaces** in the WAV District, except parking spaces serving a single or two FAMILY residential USE, shall be either contained within a BUILDING or STRUCTURE or subject to the following requirements:
- a) Required parking spaces, ACCESS driveways, and interior driveways shall be provided and maintained with suitable grading, paved surfaces, adequate drainage, and landscaping as required in Section 6.9.2.7.
  - b) **ACCESS Driveways** - Not more than one ACCESS driveway for two-way traffic from a STREET to a parking facility shall be permitted. An additional ACCESS driveway from a STREET may

be permitted provided that the ACCESS driveways are limited to one-way traffic. However, there shall not be more than two (2) ACCESS driveways for one-way traffic for any parking facility. ACCESS, interior and common driveways for two-way traffic shall be twenty feet (20') wide. The ACCESS, interior and common driveways for one-way traffic shall be fourteen feet (14') wide.

- c) Set-Backs - Except where parking lots established in accordance with Section 6.9.2.5 cross over common LOT lines, all parking spaces and paved surfaces other than ACCESS driveways or common driveways shall be set back a minimum of five feet (5') from any LOT lines.

6.9.2.7 Landscaping of Parking Lots in the WAV District - Parking lots shall include a landscaped area equal to a minimum of five percent (5%) of the area of the parking lot.

- a) Shade trees - One shade tree shall be provided for each two thousand square feet (2,000 sq. ft.) or less of pavement area. Each shade tree shall be from a deciduous species rated for U.S.D.A. Hardiness Zone 5 that is expected to reach at least 20 feet in height at maturity; be seven feet (7') in height with a trunk caliper size of at least 3/4 inches at the time of planting; and be surrounded by a landscaped area of one hundred square feet (100 sq. ft.) to accommodate the root system of the tree. Additional landscaping may be required by a Special Permit Granting Authority, as appropriate, to screen the parking lot from the STREET and adjacent USES.
- b) Perimeter Planting Strip - Parking lots adjacent to STREETS, sidewalks, paths or ACCESS driveways shall include a perimeter planting strip at least seven and one-half feet (7.5') wide. However, if the planting strip is protected from vehicular damage through the use of planting beds that are raised above the surface of the parking lot at least 12" or through the use of curb stops or bollards or balustrades, the width of the planting strip may be reduced to five feet (5'). Said planting strip shall feature a physical separation of the parking lot and adjacent ways of at least two and one-half feet (2.5') in height. This physical separation may be created through the use of plantings, walls, or fencing (other than chain link or smooth concrete) or a combination of plantings and fencing. No more than twenty percent (20%) of this perimeter planting strip shall be impervious.
- c) Plantings - Plantings for landscaped areas shall include a mixture

of flowering and decorative deciduous and evergreen trees and shrubs and shall be planted with suitable ground cover.

- d) **Sight Distance** - All landscaping along any **STREET FRONTAGE** shall be placed and maintained so that it will not obstruct sight distance.
- e) **Protection of Landscaped Areas** - Landscaped areas shall be planted and protected in such a manner that the plantings will not be damaged by vehicles.

**C. Zoning Bylaw.** Amend the following section of the Zoning Bylaw to correct cross-references within the Zoning Bylaw as follows:

In Section 3.9.2, change from 6.8 to 6.7;  
In section 6.1.1, change from 6.8.2 to 6.7.2;  
In Section 6.8.5, change from 6.8.7 to 6.7.7;  
In Section 9A.7.5, change from 6.8 to 6.7, and  
In Section 10.4.4.1 c), change from 6.8 to 6.7.

or take any other action relative thereto.

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**ARTICLE      SITE PLAN SPECIAL PERMIT IN VILLAGE DISTRICTS**  
(2/3 vote required)

To see if the Town of Acton will vote to amend the Acton Zoning Bylaw as follows:

**A. Section 10.** Delete Section 10.4.1 and replace with new sections 10.4.1, 10.4.1.1, and 10.4.1.2 as follows:

10.4.1 **Applicability** - A Site Plan Special Permit shall be required as follows:

10.4.1.1 In the WAV District, a Site Plan Special Permit shall be required in all instances 1) for the initial development of land specified in Section 3, Table of **PRINCIPAL USES** as requiring a Site Plan Special Permit and for all **ACCESSORY USES** thereto, or 2) where the **NET FLOOR AREA** of an existing **BUILDING** is increased 500 square feet or more for **USES** designated as requiring a Site Plan Special Permit on the Table of **PRINCIPAL USES**, or 3) where a **USE** designated as requiring a Site Plan Special Permit on the Table of **PRINCIPAL USES** is expanded in ground area by 500 square feet or more of either impervious material,

open storage or any area of the site devoted to the conduct of the PRINCIPAL or ACCESSORY USE.

- 10.4.1.2 In all other zoning districts, a Site Plan Special Permit shall be required in all instances 1) for the initial development of land specified in Section 3, Table of PRINCIPAL USES as requiring a Site Plan Special Permit and for all ACCESSORY USES thereto, or 2) where the NET FLOOR AREA of an existing BUILDING is increased 1200 square feet or more for USES designated as requiring a Site Plan Special Permit on the Table of PRINCIPAL USES, or 3) where a USE designated as requiring a Site Plan Special Permit on the Table of PRINCIPAL USES is expanded in ground area by 1200 square feet or more of either impervious material, open storage or any area of the site devoted to the conduct of the PRINCIPAL or ACCESSORY USE.

**B.** Add new section 10.4.3.9 as follows:

- 10.4.3.9 Special Provisions Applicable to the West Acton Village District - In the West Acton Village District, the design and placement of BUILDINGS, STRUCTURES and other site improvements shall be carefully considered to ensure the retention and enhancement of the village character and environment. Proposed BUILDINGS and STRUCTURES shall be related harmoniously to the terrain and to the scale and architecture of existing BUILDINGS in the village that have a functional or visual relationship to the proposed BUILDINGS or STRUCTURES. Proposed BUILDINGS and STRUCTURES shall be compatible with their surroundings with respect to: height; facade facing the STREET; rhythm of solid surfaces and openings; spacing of BUILDINGS or STRUCTURES; roof slopes; and scale. To minimize the impact of mechanical equipment on the West Acton Village environment and character, window air-conditioning units, condenser elements, and heating units shall not be located on the front facades. A certificate issued by the Acton Historic District Commission for development activity proposed on a LOT that is located within the West Acton Local Historic District shall be deemed to satisfy this section.

or take any action relative thereto.

## APPENDIX C.

# WEST ACTON VILLAGE PLANNING AREA

## Assessed Values

July 1993

Page: 1

Map & Parcel	Street Address	Class Code	Zoning	Acres	Assessed Value
E-2/239	344 Central St	101	VR	2.20	95,000
E-2/252	355 Central St	392	VR	0.67	8,700
F-2A/2	311 Central St	352	VR	0.93	171,700
F-2A/2-1	317 Central St	033	VR	1.64	238,700
F-2A/16	308 Central St	101	VR	2.24	171,100
F-2A/17(19)	68 Spruce St	112	VR	0.62	499,500
F-2A/18	51 Spruce St	105	VR	1.53	213,600
F-2A/20	215 Arlington St	104	VR	0.94	174,400
F-2A/23	44 Spruce St	106	VR	0.28	22,500
F-2A/24	42 Spruce St	104	VR	0.28	161,700
F-2A/25	37 Spruce St	104	VR	0.67	173,500
F-2A/27	309 Central St	101	VR	0.17	147,100
F-2A/28	40 Spruce St	101	VR	0.25	147,900
F-2A/29-10	226 Arlington St	101	VR	1.20	235,200
F-2A/32	307 Central St	106	VR	0.48	31,300
F-2A/33	35 Spruce St	104	VR	0.54	179,300
F-2A/34	221 Arlington St	104	VR	0.25	170,800
F-2A/35	217 Arlington St	105	VR	0.34	179,900
F-2A/36	302 Central St	101	VR	0.81	129,400
F-2A/37	305 Central St	101	VR	0.10	134,200
F-2A/39	34 Spruce St	104	VR	0.50	168,100
F-2A/42	303 Central St	101	VR	0.18	159,200
F-2A/43	303 Central St (R)	392	VR	0.06	3,700
F-2A/44	239 Arlington St	101	VR	0.34	181,200
F-2A/45	235 Arlington St	101	VR	0.40	160,600
F-2A/46	227 Arlington St	101	VR	0.34	162,100
F-2A/49	298 Central St	101	VR	0.25	116,700
F-2A/50	301 Central St	101	VR	0.23	148,800
F-2A/51	251 Arlington St	391	WAV	0.60	69,300
F-2A/52	30 Spruce St	101	VR	0.44	140,200
F-2A/53	220 Arlington St	101	VR	0.35	168,300
F-2A/56	294 Central St	101	VR	0.21	150,600
F-2A/57	296 Central St	101	VR	0.08	66,600
F-2A/58	299 Central St	101	VR	0.12	137,700
F-2A/59	299 Central St (R)	392	WAV	0.13	4,000
F-2A/60	245 Arlington St	322	WAV	0.25	205,000
F-2A/61	241 Arlington St	350	WAV	0.29	183,500
F-2A/64	292 Central St	101	VR	0.22	154,000

Map & Parcel	Street Address	Class Code	Zoning	Acres	Assessed Value
F-2A/65	255 Arlington St	102	WAV	0.77	115,1600
F-2A/66	253 Arlington St	101	WAV	0.13	120,900
F-2A/69	267 Arlington St	104	WAV	1.00	313,300
F-2A/71(70)	230 Arlington St	109	WAV	0.60	232,400
F-2A/77	603 Mass Ave	101	VR	0.33	154,400
F-2A/78	282 Central St	340	WAV	0.15	46,600
F-2A/79	250 Arlington St	104	WAV	0.20	162,400
F-2A/81	240 Arlington St	322	WAV	0.45	311,200
F-2A/82	15 Spruce St	332	WAV	0.11	184,400
F-2A/83	230 Arlington St	392	WAV	0.41	4,300
F-2A/84	285 Arlington St	101	VR	0.93	241,600
F-2A/85	612 Mass Ave	101	VR	0.27	145,300
F-2A/86	591 Mass Ave	903	WAV	0.10	0
F-2A/87	585 Mass Ave	013	WAV	0.14	221,500
F-2A/88	583 Mass Ave	340	WAV	0.08	173,000
F-2A/89	577 Mass Ave	341	WAV	0.37	347,100
F-2A/89-1	583 Mass Ave	390	WAV	0.02	600
F-2A/90	565 Mass Ave	322	WAV	0.43	272,800
F-2A/91	555 Mass Ave	325	WAV	0.32	229,700
F-2A/92	10 Spruce St	335	WAV	0.52	169,900
F-2A/93	11 Spruce St	326	WAV	0.13	161,800
F-2A/94	3 Spruce St	316	WAV	0.65	183,200
F-2A/96	608 Mass Ave	101	VR	0.20	208,700
F-2A/97	7 Spruce St	011	WAV	0.19	209,900
F-2A/99	276 Arlington St	101	VR	0.40	165,600
F-2A/100	596 Mass Ave	906	WAV	0.50	0
F-2A/101	592 Mass Ave	906	WAV	0.30	0
F-2A/102	553 Mass Ave	334	WAV	0.33	262,000
F-2A/103	531 Mass Ave	104	VR	1.00	180,200
F-2A/104	525 Mass Ave	101	VR	0.46	159,900
F-2A/108	278 Arlington St	104	VR	0.32	190,400
F-2A/110	590 Mass Ave	032	WAV	0.52	496,800
F-2A/111	570 Mass Ave	031	WAV	0.31	494,600
F-2A/112	543 Mass Ave	340	WAV	0.24	407,100
F-2A/113	541 Mass Ave	101	WAV	0.14	123,200
F-2A/114	535 Mass Ave	104	VR	0.50	198,700
F-2A/115	284 Arlington St	101	VR	0.66	203,800
F-2A/116	274 Central St	906	WAV	0.13	0
F-2A/117	562 Mass Ave	130	WAV	0.39	233,400
F-2A/119	270 Central St	906	WAV	0.63	0
F-2A/120	267 Central St	105	WAV	0.32	0
F-2A/121	556 Mass Ave	032	WAV	0.23	180,500
F-2A/122	552 Mass Ave	105	WAV	0.21	154,800
F-2A/127	264 Central St	111	VR	0.25	475,700

Map & Parcel	Street Address	Class Code	Zoning	Acres	Assessed Value
F-2A/129	0-1 Pearl St	391	WAV	0.18	22,700
F-2A/130	9 Windsor Ave	112	WAV	0.15	357,400
F-2A/132	550 Mass Ave	101	VR	0.46	210,800
F-2A/133	544 Mass Ave	101	VR	0.75	201,100
F-2A/134	17 Windsor Ave	903	WAV	0.19	0
F-2A/135	18 Windsor Ave	903	WAV	0.18	0
F-2A/136	5 Kinsley Rd	104	VR	0.33	142,000
F-2A/137	542 Mass Ave	101	VR	0.60	158,100
F-2A/139	536 Mass Ave	111	VR	0.50	215,800
F-2A/140	530 Mass Ave	903	VR	1.60	0
F-2B/1	258 Central St	903	VR	1.25	0
F-2B/2	257 Central St	101	VR	0.75	201,400
F-2B/3	25 Windsor Ave	101	VR	0.32	158,800
F-2B/4	24 Windsor Ave	101	VR	0.50	303,400
F-2B/5	520 Mass Ave	111	VR	0.45	285,900
F-2B/6	516 Mass Ave	132	VR	0.38	8,200
F-2B/7	9 Church St	101	VR	0.38	214,400
F-2B/8	7 Church St	101	VR	0.10	121,500
F-2B/9	5 Church St	101	VR	0.14	126,600
F-2B/10	250 Central St	903	VR	0.32	0
F-2B/11	253 Central St	101	VR	0.32	140,700
F-2B/12	29 Windsor Ave	101	VR	0.25	174,700
F-2B/13	30 Windsor Ave	101	VR	1.00	234,200
F-2B/14	9 Kinsley Rd	903	VR	0.25	0
F-2B/15	540 Mass Ave	111	VR	0.60	216,000
F-2B/16	11 Church St	101	VR	0.13	127,800
F-2B/17	12 Church St	132	VR	0.14	5,600
F-2B/18	8 Church St	104	VR	0.67	199,100
F-2B/19	248 Central St	101	VR	0.30	143,400
F-2B/20	249 Central St	101	VR	0.83	233,000
F-2B/21	33 Windsor Ave	101	VR	0.14	182,600
F-2B/22	37 Windsor Ave	101	VR	0.21	140,900
F-2B/24	15 Church St	101	VR	0.22	127,500
F-2B/25	14 Church St	132	VR	0.23	19,700
F-2B/26	244 Central St	101	VR	0.31	181,700
F-2B/27	43 Windsor Ave	101	VR	0.27	201,500
F-2B/28	38 Windsor Ave	104	VR	0.50	196,500
F-2B/29	44 Windsor Ave	101	VR	1.00	202,600
F-2B/30	15 Kinsley Rd	101	VR	0.63	140,400
F-2B/31-1	6 Kinsley Rd	101	VR	0.49	203,800
F-2B/31-2	8 Kinsley Rd	130	VR	0.92	90,000
F-2B/31-10	514 Mass Ave	903	VR	1.45	0
F-2B/33	242 Central St	104	VR	0.31	147,100
F-2B/34	241 Central St	101	VR	0.25	197,000

Map & Parcel	Street Address	Class Code	Zoning	Acres	Assessed Value
F-2B/35	49 Windsor Ave	101	VR	0.38	228,800
F-2B/36	46 Windsor Ave	101	VR	0.50	164,400
F-2B/37	236 Central St	316	WAV	1.58	163,100
F-2B/38	237 Central St	101	VR	0.25	226,900
F-2B/39	53 Windsor Ave	101	VR	0.38	206,500
F-2B/40	48 Windsor Ave	101	VR	0.41	204,600
F-2B/43	233 Central St	109	VR	0.25	195,700
F-2B/44	57 Windsor Ave	101	VR	0.33	250,100
F-2B/45	56 Windsor Ave	101	VR	1.55	258,000
F-2B/49	224 Central St	101	VR	0.36	148,900
F-2B/51	221 Central St	111	VR	0.25	202,900
F-2B/52	59 Windsor Ave	104	VR	0.40	175,600
F-2B/53	62 Windsor Ave	101	VR	1.80	252,700
F-2B/58	220 Central St	101	VR	0.17	151,900
F-2B/59	216 Central St	101	VR	0.20	144,600
F-2B/60	217 Central St	101	VR	0.38	159,400
F-2B/61	63 Windsor Ave	101	VR	0.64	224,800
F-2B/64	28 Willow St	316	VR	0.19	114,300
F-2B/65	214 Willow St	132	VR	0.18	81,300
F-2B/67	211 Central St	101	VR	0.47	171,500
F-2B/69	69 Windsor Ave	132	VR	0.46	13,700
F-2B/75	30 Willow St	101	VR	0.20	123,100
F-2B/76	206 Central St	104	VR	0.20	171,200
F-2B/78	207 Central St	101	VR	0.25	165,700
F-2B/79	75 Windsor Ave	130	VR	0.79	18,600
F-2B/87	68 Windsor Ave	908	VR	5.46	0
F-2B/87-1	66 Windsor Ave	130	VR	0.51	98,200
F-2B/50	224 Central Ave	130	VR	0.07	3,800
F-2B/41	Willow St	040	WAV	2.00	0.00
				=====	=====
				79.03	25,592,600

## APPENDIX D.

## BUILD OUT ANALYSIS, EXISTING ZONING

## Proposed West Acton Village District

Map & Parcel	Street Address	Class Code	Existing Zoning	Acres	DSA	NFA	FAR	B.O. Fl.Area	Net Fl. Area
F-2A/51	251 ARLINGTON ST	391	WAV	0.60	0.60	0	0.00	5227	5227
F-2A/59	299 CENTRAL ST (R)	392	WAV	0.13	0.13	0	0.00	1133	1133
F-2A/60	245 ARLINGTON ST	322	WAV	0.25	0.25	2869	0.26	2869	0
F-2A/61	241 ARLINGTON ST	350	WAV	0.29	0.29	2108	0.17	2526	418
F-2A/65	255 ARLINGTON ST	102	WAV	0.77	0.77	12742	0.38	12742	0
F-2A/66	253 ARLINGTON ST	101	WAV	0.13	0.13	2035	0.36	2035	0
F-2A/69	267 ARLINGTON ST	104	WAV	1.00	1.00	8986	0.21	8986	0
F-2A/71(70)	230 ARLINGTON ST	109	WAV	0.60	0.60	4188	0.1	5227	1039
F-2A/78	282 CENTRAL ST	340	WAV	0.15	0.15	6656	1.02	6656	0
F-2A/79	250 ARLINGTON ST	104	WAV	0.20	0.20	3622	0.42	3622	0
F-2A/81	240 ARLINGTON ST	322	WAV	0.45	0.45	4813	0.25	4813	0
F-2A/82	15 SPRUCE ST	332	WAV	0.11	0.11	2749	0.57	2749	0
F-2A/83	230 ARLINGTON ST	392	WAV	0.41	0.41	0	0.00	3572	3572
F-2A/86	591 MASS AVE	903		0.10	0.10	0	0.00	0	0
F-2A/87	585 MASS AVE	013	WAV	0.14	0.14	5570	0.91	5570	0
F-2A/88	583 MASS AVE	340	WAV	0.08	0.08	2518	0.72	2518	0
F-2A/89	577 MASS AVE	341	WAV	0.37	0.37	5714	0.35	5714	0
F-2A/89-1	583 MASS AVE	390	WAV	0.02	0.02	0	0.00	174	174
F-2A/90	565 MASS AVE	322	WAV	0.43	0.43	14800	0.79	14800	0
F-2A/91	555 MASS AVE	325	WAV	0.32	0.32	5252	0.38	5252	0
F-2A/92	10 SPRUCE ST	335	WAV	0.52	0.52	1537	0.07	4530	2993
F-2A/93	11 SPRUCE ST	326	WAV	0.13	0.13	3185	0.56	3185	0
F-2A/94	5 SPRUCE ST	316	WAV	0.65	0.65	7363	0.26	7363	0
F-2A/97	7 SPRUCE ST	011	WAV	0.19	0.19	4016	0.49	4016	0
F-2A/100	596 MASS AVE	906	R2	0.50	0.50	0	0.00	4356	4356
F-2A/101	592 MASS AVE	906	R2	0.30	0.30	10214	0.78	10214	0
F-2A/102	553 MASS AVE	334	WAV	0.33	0.33	2714	0.19	2875	161
F-2A/111	570 MASS AVE	031	WAV	0.31	0.31	23471	1.74	23471	0

## BUILD OUT ANALYSIS, EXISTING ZONING

## Proposed West Acton Village District

Map & Parcel	Street Address	Class Code	Existing Zoning	Acres	DSA	NFA	FAR	B.O. Fl.Area	Net Fl. Area
F-2A/112	543 MASS AVE	340	WAV	0.24	0.24	2646	0.25	2646	0
F-2A/113	541 MASS AVE	101	WAV	0.14	0.14	3166	0.52	3166	0
F-2A/116	274 CENTRAL ST	906	R2	0.13	0.13	1982	0.35	1982	0
F-2A/117	562 MASS AVE	013	WAV	0.39	0.39	4915	0.29	4915	0
F-2A/119	270 CENTRAL ST	906	R2	0.63	0.63	3770	0.14	5489	1719
F-2A/120	267 CENTRAL ST	105	WAV	0.32	0.32	3002	0.22	3002	0
F-2A/121	556 MASS AVE	032	WAV	0.23	0.23	4502	0.45	4502	0
F-2A/122	552 MASS AVE	105	WAV	0.21	0.21	3360	0.37	3360	0
F-2A/129	0-1 PEARL ST	391	WAV	0.18	0.18	0	0.00	1568	1568
F-2A/130	9 WINDSOR AVE	112	WAV	0.15	0.15	7315	1.12	7315	0
F-2B/37	236 CENTRAL ST	316	LB	1.58	1.58	8064	0.12	13765	5701
F-2B/41	WILLOW ST	040	LB	2.00	2.00	14928	0.17	17424	249
				=====	=====	=====		=====	=====
				16.08	16.08	228,990		259,547	30,557

## APPENDIX E.

## WEST ACTON VILLAGE DISTRICT

## Build-Out Analysis of Proposed Zoning

Map & Parcel	Acres	DSA	NFA	FAR	B.O. .20 FAR	Add'l .20 Fl. Area	B.O. .40 FAR	Add'l .40 Fl. Area	B.O. .70 FAR	Add'l .70 Fl. Area
F-2A/51	0.60	0.60	0	0.00	5227	5227	10454	10454	18295	18295
F-2A/59	0.13	0.13	0	0.00	1133	1133	2265	2265	3964	3964
F-2A/60	0.25	0.25	2869	0.26	2869	0	4356	1487	7623	4754
F-2A/61	0.29	0.29	2108	0.17	2526	418	5053	2945	8843	6735
F-2A/65	0.77	0.77	12742	0.38	12742	0	13416	674	23479	10737
F-2A/66	0.13	0.13	2035	0.36	2035	0	2253	218	3964	1929
F-2A/69	1.00	1.00	8986	0.21	8986	0	17424	8432	30492	21506
F-2A/71(70)	0.60	0.60	4188	0.00	5227	1039	10454	6266	18295	14107
F-2A/78	0.15	0.15	6656	1.02	6656	0	6656	0	6656	0
F-2A/79	0.20	0.20	3622	0.42	3622	0	3622	0	6098	2476
F-2A/81	0.45	0.45	4813	0.25	4813	0	7841	3028	13721	8908
F-2A/82	0.11	0.11	2749	0.57	2749	0	2749	0	3354	605
F-2A/83	0.41	0.41	0	0.00	3572	3572	7144	7144	12502	12502
F-2A/86	0.10	0.10	0	0.00	0	0	0	0	0	0
F-2A/87	0.14	0.14	5570	0.91	5570	0	5570	0	5570	0
F-2A/88	0.08	0.08	2518	0.72	2518	0	2518	0	2518	0
F-2A/89	0.37	0.37	5714	0.35	5714	0	6447	733	11282	5568
F-2A/89-1	0.02	0.02	0	0.00	174	174	348	348	610	610
F-2A/90	0.43	0.43	14800	0.79	14800	0	14800	0	14800	0
F-2A/91	0.32	0.32	5252	0.38	5252	0	5576	324	9757	4505
F-2A/92	0.52	0.52	1537	0.07	4530	2993	9060	7523	15856	14319
F-2A/93	0.13	0.13	3185	0.56	3185	0	3185	0	3964	779
F-2A/94	0.65	0.65	7363	0.26	7363	0	11326	3963	19820	12457

**WEST ACTON VILLAGE DISTRICT**  
**Build-Out Analysis of Proposed Zoning**

Map & Parcel	Acres	DSA	NFA	FAR	B.O. .20 FAR	Add'l .20 Fl. Area	B.O. .40 FAR	Add'l .40 Fl.Area	B.O. .70 FAR	Add'l. .70 Fl.Area
F-2A/97	0.19	0.19	4016	0.49	4016	0	4016	0	5793	1777
F-2A/100	0.50	0.50	0	0.00	4356	4356	8712	8712	15246	15246
F-2A/101	0.30	0.30	10214	0.78	10214	0	10214	0	10214	0
F-2A/102	0.33	0.33	2714	0.19	2875	161	5750	3036	10062	7348
F-2A/110	0.52	0.52	34218	1.51	34218	0	34218	0	34218	0
F-2A/111	0.31	0.31	23471	1.74	23471	0	23471	0	23471	0
F-2A/112	0.24	0.24	2646	0.25	2646	0	4182	1536	7318	4672
F-2A/113	0.14	0.14	3166	0.52	3166	0	3166	0	4269	1103
F-2A/116	0.13	0.13	1982	0.35	1982	0	2265	283	3964	1982
F-2A/117	0.39	0.39	4915	0.29	4915	0	6795	1880	11892	6977
F-2A/119	0.63	0.63	3770	0.14	5489	1719	10977	7207	19210	15440
F-2A/120	0.32	0.32	3002	0.22	3002	0	5576	2574	9757	6755
F-2A/121	0.23	0.23	4502	0.45	4502	0	4502	0	7013	2511
F-2A/122	0.21	0.21	3360	0.37	3360	0	3659	299	6404	3044
F-2A/129	0.18	0.18	0	0.00	1568	1568	3136	3136	5489	5489
F-2A/130	0.15	0.15	7315	1.12	7315	0	7315	0	7315	0
F-2B/37	1.58	1.58	8064	0.12	13765	5701	27530	19466	48177	4011
F-2B/41	2.00	2.00	14928	0.17	17424	2496	34848	19920	60984	46056
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
	16.08	16.08	228,990		259,547	30,557	352,849	123,859	532,260	304,330

## APPENDIX F.

## VILLAGE PLANNING AREA

## BUILD-OUT ANALYSIS, EXISTING ZONING

## Proposed Village Residential District

Map & Parcel	Street Address	Class Code	Existing Zoning	Acres	Frontage	B.O. Lots	Add'l. Lots	DSA	NFA	Unit Count	B.O. Units	Add'l Units
F-2A/2	311 CENTRAL ST	352	WAV	0.93	297.16	1	0	.93	1562	0	2	2
F-2A/2-1	317 CENTRAL ST	033	GB	1.64	609.56	3	2	1.48	4736	0	3	3
F-2A/16	308 CENTRAL ST	101	R2	2.24	201.43	4	3	2.24	2409	1	7	6
F-2A/17(19)	68 SPRUCE ST	112	WAV	0.62	135.00	1	0	0.62	10124	12	12	0
F-2A/18	51 SPRUCE ST	105	WAV	1.53	248.87	3	2	1.53	3128	3	6	3
F-2A/20	215 ARLINGTON ST	104	WAV	0.94	116.97	1	0	0.94	2425	2	4	2
F-2A/23	44 SPRUCE ST	106	WAV	0.28	66.00	1	0	0.28	346	0	1	1
F-2A/24	42 SPRUCE ST	104	WAV	0.28	66.00	1	0	0.28	1877	2	4	2
F-2A/25	37 SPRUCE ST	104	R2	0.67	100.00	1	0	0.67	2203	2	4	2
F-2A/27	309 CENTRAL ST	101	WAV	0.17	66.12	1	0	0.17	1700	1	4	3
F-2A/28	40 SPRUCE ST	101	WAV	0.25	60.00	1	0	0.25	1801	1	4	3
F-2A/29-10	226 ARLINGTON ST	101	R2	1.20	119.16	1	0	1.20	2687	1	1	0
F-2A/32	307 CENTRAL ST	106	WAV	0.48	33.80	1	0	0.48	0	0	1	1
F-2A/33	35 SPRUCE ST	104	R2	0.54	96.00	1	0	0.54	2338	2	4	2
F-2A/34	221 ARLINGTON ST	104	R2	0.25	60.50	1	0	0.25	2179	2	4	2
F-2A/35	217 ARLINGTON ST	105	R2	0.34	60.50	1	0	0.34	2502	3	4	1
F-2A/36	302 CENTRAL ST	101	R2	0.81	150.00	1	0	0.81	2595	1	4	3
F-2A/37	305 CENTRAL ST	101	WAV	0.10	50.00	1	0	0.12	1944	1	4	3
F-2A/39	34 SPRUCE ST	104	WAV	0.50	117.00	1	0	0.50	3194	2	4	2
F-2A/42	303 CENTRAL ST	101	WAV	0.18	65.00	1	0	0.18	2419	1	4	3
F-2A/43	303 CENTRAL ST (R)	392	WAV	0.06	0.00	1	0	0.06	0	0	0	0
F-2A/44	239 ARLINGTON ST	101	R2	0.34	301.40	1	0	0.34	3718	1	4	3
F-2A/45	235 ARLINGTON ST	101	R2	0.40	102.20	1	0	0.40	2427	1	4	3
F-2A/46	227 ARLINGTON ST	101	R2	0.34	91.00	1	0	0.34	1692	1	4	3
F-2A/49	298 CENTRAL ST	101	R2	0.25	52.00	1	0	0.25	1455	1	4	3
F-2A/50	301 CENTRAL ST	101	WAV	0.23	65.00	1	0	0.23	2309	1	4	3
F-2A/52	30 SPRUCE ST	101	WAV	0.44	115.00	1	0	0.44	1891	1	4	3
F-2A/53	220 ARLINGTON ST	101	R2	0.35	120.00	1	0	0.35	1411	1	4	3
F-2A/56	294 CENTRAL ST	101	R2	0.21	36.75	1	0	0.21	2016	1	4	3

**BUILD-OUT ANALYSIS, EXISTING ZONING****Proposed Village Residential District**

Map & Parcel	Street Address	Class Code	Existing Zoning	Acres	Frontage	B.O. Lots	Add'l Lots	DSA	NFA	Unit Count	B.O. Units	Add'l Units
F-2A/57	296 CENTRAL ST	101	R2	0.08	32.00	1	0	0.08	1066	1	4	3
F-2A/58	299 CENTRAL ST	101	WAV	0.12	65.00	1	0	0.12	1734	1	4	3
F-2A/64	292 CENTRAL ST	101	R2	0.22	36.75	1	0	0.22	2160	1	4	3
F-2A/77	603 MASS AVE	101	R2	0.33	150.00	1	0	0.33	1308	1	4	3
F-2A/84	285 ARLINGTON ST	101	R2	0.93	384.70	2	1	0.93	2757	1	5	4
F-2A/85	612 MASS AVE	101	R2	0.27	143.80	1	0	0.27	1968	1	4	3
F-2A/96	608 MASS AVE	101	R2	0.20	296.00	1	0	0.20	2080	1	4	3
F-2A/99	276 ARLINGTON ST	101	R2	0.40	76.00	1	0	0.40	2010	1	4	3
F-2A/103	531 MASS AVE	104	R2	1.00	166.00	2	1	0.90	4432	2	5	3
F-2A/104	525 MASS AVE	101	R2	0.46	98.00	1	0	0.18	2149	1	4	3
F-2A/108	278 ARLINGTON ST	104	R2	0.32	72.50	1	0	0.32	3219	2	4	2
F-2A/114	535 MASS AVE	104	R2	0.50	98.00	1	0	0.45	4974	2	4	2
F-2A/115	284 ARLINGTON ST	101	R2	0.66	197.00	1	0	0.66	2403	1	4	3
F-2A/127	264 CENTRAL ST	111	WAV	0.25	135.00	1	0	0.25	11422	14	14	0
F-2A/132	550 MASS AVE	101	R2	0.46	365.00	1	0	0.46	3590	1	4	3
F-2A/133	544 MASS AVE	101	R2	0.75	80.00	1	0	0.75	4038	1	4	3
F-2A/134	17 WINDSOR AVE	903	R2	0.19	93.50	1	0	0.19	1606	0	1	1
F-2A/135	18 WINDSOR AVE	903	R2	0.18	59.00	1	0	0.18	2362	0	1	1
F-2A/136	5 KINSLEY RD	104	R2	0.33	141.20	1	0	0.33	1584	2	4	2
F-2A/137	542 MASS AVE	101	R2	0.60	75.00	1	0	0.60	2830	1	4	3
F-2A/139	536 MASS AVE	111	R2	0.50	90.00	1	0	0.50	4246	4	4	0
F-2A/140	530 MASS AVE	903	R2	1.60	170.00	3	2	1.60	0	0	3	3
F-2B/1	258 CENTRAL ST	903	R2	1.25	133.70	2	1	1.25	4130	0	2	0
F-2B/2	257 CENTRAL ST	101	R2	0.75	368.40	1	0	0.75	4329	1	4	3
F-2B/3	25 WINDSOR AVE	101	R2	0.32	134.00	1	0	0.32	2131	1	4	3
F-2B/4	24 WINDSOR AVE	101	R2	0.50	150.00	1	0	0.50	3868	1	4	3
F-2B/5	520 MASS AVE	111	R2	0.45	127.00	1	0	0.45	11866	4	4	0
F-2B/6	516 MASS AVE	132	R2	0.38	66.00	1	0	0.34	2264	0	1	1
F-2B/7	9 CHURCH ST	101	R2	0.38	183.00	1	0	0.38	3800	1	4	3
F-2B/8	7 CHURCH ST	101	R2	0.10	50.50	1	0	0.10	1121	1	4	3
F-2B/9	5 SPRUCE ST	101	R2	0.14	57.50	1	0	0.14	1136	1	4	3

## BUILD-OUT ANALYSIS, EXISTING ZONING

## Proposed Village Residential District

Map & Parcel	Street Address	Class Code	Existing Zoning	Acres	Frontage	B.O. Lots	Add'l Lots	DSA	NFA	Unit Count	B.O. Units	Add'l Units
F-2B/10	250 CENTRAL ST	903	R2	0.32	242.75	1	0	0.32	5320	0	1	1
F-2B/11	253 CENTRAL ST	101	R2	0.32	93.00	1	0	0.32	2223	1	4	3
F-2B/12	29 WINDSOR AVE	101	R2	0.25	115.00	1	0	0.25	1758	1	4	3
F-2B/13	30 WINDSOR AVE	101	R2	1.00	170.00	1	0	1.00	2328	1	4	3
F-2B/14	9 KINSLEY RD	903	R2	0.25	223.60	1	0	0.25	0	0	1	1
F-2B/15	540 MASS AVE	111	R2	0.60	16.00	1	0	0.60	3896	4	4	0
F-2B/16	11 CHURCH ST	101	R2	0.13	70.00	1	0	0.13	1133	1	4	3
F-2B/17	12 CHURCH ST	132	R2	0.14	70.00	1	0	0.14	0	0	1	1
F-2B/18	8 CHURCH ST	104	R2	0.67	188.00	1	0	0.67	3840	2	4	2
F-2B/19	248 CENTRAL ST	101	R2	0.30	226.50	1	0	0.30	3877	1	4	3
F-2B/20	249 CENTRAL ST	101	R2	0.83	202.40	1	0	0.83	8473	1	4	3
F-2B/21	33 WINDSOR AVE	101	R2	0.14	55.00	1	0	0.14	1819	1	4	3
F-2B/22	37 WINDSOR AVE	101	R2	0.21	99.30	1	0	0.21	1357	1	4	3
F-2B/24	15 CHURCH ST	101	R2	0.22	0.00	1	0	0.22	1635	1	4	3
F-2B/25	14 CHURCH ST	132	R2	0.23	0.00	1	0	0.23	0	0	0	0
F-2B/26	244 CENTRAL ST	101	R2	0.31	81.00	1	0	0.31	4246	1	4	3
F-2B/27	43 WINDSOR AVE	101	R2	0.27	112.50	1	0	0.27	1914	1	4	3
F-2B/28	38 WINDSOR AVE	104	R2	0.50	70.00	1	0	0.50	1688	2	4	2
F-2B/29	44 WINDSOR AVE	101	R2	1.00	85.00	1	0	1.00	2470	1	4	3
F-2B/30	15 KINSLEY RD	101	R2	0.63	292.39	1	0	0.63	1319	1	4	3
F-2B/31-1	6 KINSLEY RD	101	R2	0.49	150.00	1	0	0.49	2436	1	4	3
F-2B/31-2	8 KINSLEY RD	130	R2	0.92	100.00	1	0	0.92	0	0	1	1
F-2B/31-10	514 MASS AVE	903	R2	1.45	100.00	2	1	1.45	0	0	2	2
F-2B/33	242 CENTRAL ST	104	R2	0.31	53.00	1	0	0.31	2752	2	4	2
F-2B/34	241 CENTRAL ST	101	R2	0.25	122.00	1	0	0.25	3945	1	4	3
F-2B/35	49 WINDSOR AVE	101	R2	0.38	132.00	1	0	0.38	2079	1	4	3
F-2B/36	46 WINDSOR AVE	101	R2	0.50	71.00	1	0	0.50	1276	1	4	3
F-2B/38	237 CENTRAL ST	101	R2	0.25	106.00	1	0	0.25	3394	1	4	3
F-2B/39	53 WINDSOR AVE	101	R2	0.38	90.00	1	0	0.38	2719	1	4	3
F-2B/40	48 WINDSOR AVE	101	R2	0.41	105.00	1	0	0.41	2627	1	4	3

**BUILD-OUT ANALYSIS, EXISTING ZONING****Proposed Village Residential District**

Map & Parcel	Street Address	Class Code	Existing Zoning	Acres	Frontage	B.O. Lots	Add'l Lots	DSA	NFA	Unit Count	B.O. Units	Add'l Units
F-2B/43	233 CENTRAL ST	109	R2	0.25	90.00	1	0	0.25	3994	2	4	2
F-2B/44	57 WINDSOR AVE	101	R2	0.33	92.00	1	0	0.33	3037	1	4	3
F-2B/45	56 WINDSOR AVE	101	R2	1.55	162.10	3	2	1.55	2018	1	6	5
F-2B/49	224 CENTRAL ST	101	LB	0.36	100.40	1	0	0.36	2218	1	4	3
F-2B/50	224 CENTRAL ST	130	R2	0.07	186.75	1	0	0.07	0	0	0	0
F-2B/51	221 CENTRAL ST	111	R2	0.25	90.50	1	0	0.23	5613	4	4	0
F-2B/52	59 WINDSOR AVE	104	R2	0.40	95.00	1	0	0.40	1823	2	4	2
F-2B/53	62 WINDSOR AVE	101	R2	1.80	182.00	3	2	1.80	2946	1	6	5
F-2B/58	220 CENTRAL ST	101	R2	0.17	195.70	1	0	0.17	1429	1	4	3
F-2B/59	216 CENTRAL ST	101	R2	0.20	152.90	1	0	0.20	1670	1	4	3
F-2B/60	217 CENTRAL ST	101	R2	0.38	143.20	1	0	0.38	1214	1	4	3
F-2B/61	63 WINDSOR AVE	101	R2	0.64	155.00	1	0	0.64	2074	1	4	3
F-2B/64	28 WILLOW ST	316	R2	0.19	104.40	1	0	0.19	1645	0	1	1
F-2B/65	214 WILLOW ST	132	R2	0.18	78.00	1	0	0.18	0	0	0	0
F-2B/67	211 CENTRAL ST	101	R2	0.47	116.20	1	0	0.47	1563	1	4	3
F-2B/69	69 WINDSOR AVE	132	R2	0.46	150.00	1	0	0.46	0	0	1	1
F-2B/75	30 WILLOW ST	101	R2	0.20	65.00	1	0	0.20	938	1	4	3
F-2B/76	206 CENTRAL ST	104	R2	0.20	90.00	1	0	0.20	2394	2	4	2
F-2B/78	207 CENTRAL ST	101	R2	0.25	87.60	1	0	0.25	6162	1	4	3
F-2B/79	75 WINDSOR AVE	130	R2	0.79	150.00	1	0	0.79	0	0	1	1
F-2B/87	68 WINDSOR AVE	908	R2	5.46	344.96	1	0	5.46	0	63	63	0
F-2B/87-1	66 WINDSOR AVE	130	R2	0.51	150.00	1	0	0.51		0	1	1
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				76.53	14320.125	129	17	75.90	511891	208	470	262

## APPENDIX G.

## VILLAGE RESIDENTIAL DISTRICT

## BUILD-OUT ANALYSIS OF PROPOSED ZONING

Map & Parcel	Street Address	Class Code	Proposed Zoning	Acres	Frontage	B.O. Lots	Add'l Lots	Unit Count	B.O. Units	Add'l Units
F-2A/2	311 Central St	352	VR	0.93	297.16	2	1	0	8	8
F-2A/2-1	317 Central St	033	VR	1.64	609.56	4	3	0	16	16
F-2A/16	308 Central St	101	VR	2.24	201.43	4	3	1	16	15
F-2A/17(19)	68 Spruce St	112	VR	0.62	135.00	1	0	12	12	0
F-2A/18	51 Spruce St	105	VR	1.53	248.87	4	3	3	16	13
F-2A/20	215 Arlington St	104	VR	0.94	116.97	2	1	2	8	6
F-2A/23	44 Spruce St	106	VR	0.28	66.00	1	0	0	4	4
F-2A/24	42 Spruce St	104	VR	0.28	66.00	1	0	2	4	2
F-2A/25	37 Spruce St	104	VR	0.67	100.00	1	0	2	4	2
F-2A/27	309 Central St	101	VR	0.17	66.12	1	0	1	4	3
F-2A/28	40 Spruce St	101	VR	0.25	60.00	1	0	1	4	3
F-2A/29-10	226 Arlington St	101	VR	1.20	119.16	2	1	1	8	7
F-2A/32	307 Central St	106	VR	0.48	33.80	1	0	0	4	4
F-2A/33	35 Spruce St	104	VR	0.54	96.00	1	0	2	4	2
F-2A/34	221 Arlington St	104	VR	0.25	60.50	1	0	2	4	2
F-2A/35	217 Arlington St	105	VR	0.34	60.50	1	0	3	4	1
F-2A/36	302 Central St	101	VR	0.81	150.00	2	1	1	8	7
F-2A/37	305 Central St	101	VR	0.10	50.00	1	0	1	4	3
F-2A/39	34 Spruce St	104	VR	0.50	117.00	1	0	2	4	2
F-2A/42	303 Central St	101	VR	0.18	65.00	1	0	1	4	3
F-2A/43	303 Central St(R)	392	VR	0.06	0.00	1	0	0	0	0
F-2A/44	239 Arlington St	101	VR	0.34	301.40	1	0	1	4	3
F-2A/45	235 Arlington St	101	VR	0.40	102.20	1	0	1	4	3
F-2A/46	227 Arlington St	101	VR	0.34	91.00	1	0	1	4	3
F-2A/49	298 Central St	101	VR	0.25	52.00	1	0	1	4	3
F-2A/50	301 Central St	101	VR	0.23	65.00	1	0	1	4	3
F-2A/52	30 Spruce St	101	VR	0.44	115.00	1	0	1	4	3
F-2A/53	220 Arlington St	101	VR	0.35	120.00	1	0	1	4	3
F-2A/56	294 Central St	101	VR	0.21	36.75	1	0	1	4	3
F-2A/57	296 Central St	101	VR	0.08	32.00	1	0	1	4	3

## VILLAGE RESIDENTIAL DISTRICT

## BUILD-OUT ANALYSIS OF PROPOSED ZONING

Map & Parcel	Street Address	Class Code	Proposed Zoning	Acres	Frontage	B.O. Lots	Add'l Lots	Unit Count	B.O. Units	Add'l Units
F-2A/58	299 Central St	101	VR	0.12	65.00	1	0	1	4	3
F-2A/64	292 Central St	101	VR	0.22	36.75	1	0	1	4	3
F-2A/77	603 Mass Ave	101	VR	0.33	150.00	1	0	1	4	3
F-2A/84	285 Arlington St	101	VR	0.93	384.70	2	1	1	8	7
F-2A/85	612 Mass Ave	101	VR	0.27	143.80	1	0	1	4	3
F-2A/96	608 Mass Ave	101	VR	0.20	296.00	1	0	1	4	3
F-2A/99	276 Arlington St	101	VR	0.40	76.00	1	0	1	4	3
F-2A/103	531 Mass Ave	104	VR	1.00	166.00	2	1	2	8	6
F-2A/104	525 Mass Ave	101	VR	0.46	98.00	1	0	1	4	3
F-2A/108	278 Arlington St	104	VR	0.32	72.50	1	0	2	4	2
F-2A/114	535 Mass Ave	104	VR	0.50	98.00	1	0	2	4	2
F-2A/115	284 Arlington St	101	VR	0.66	197.00	1	0	1	4	3
F-2A/127	264 Central St	111	VR	0.25	135.00	2	1	14	14	0
F-2A/132	550 Mass Ave	101	VR	0.46	365.00	1	0	1	4	3
F-2A/133	544 Mass Ave	101	VR	0.75	80.00	1	0	1	8	7
F-2A/134	17 Windsor Ave	903	VR	0.19	93.50	1	0	0	1	1
F-2A/135	18 Windsor Ave	903	VR	0.18	59.00	1	0	0	1	1
F-2A/136	5 Kinsley Rd	104	VR	0.33	141.20	1	0	2	4	2
F-2A/137	542 Mass Ave	101	VR	0.60	75.00	1	0	1	4	3
F-2A/139	536 Mass Ave	111	VR	0.50	90.00	1	0	4	4	0
F-2A/140	530 Mass Ave	903	VR	1.60	170.00	1	0	0	0	0
F-2B/1	258 Central St	903	VR	1.25	133.70	1	0	0	0	0
F-2B/2	257 Central St	101	VR	0.75	368.40	2	1	1	8	7
F-2B/3	25 Windsor Ave	101	VR	0.32	134.00	1	0	1	4	3
F-2B/4	24 Windsor Ave	101	VR	0.50	150.00	1	0	1	4	3
F-2B/5	520 Mass Ave	111	VR	0.45	127.00	1	0	4	4	0
F-2B/6	516 Mass Ave	132	VR	0.38	66.00	1	0	0	0	0
F-2B/7	9 Church St	101	VR	0.38	183.00	1	0	1	4	3
F-2B/8	7 Church St	101	VR	0.10	50.50	1	0	1	4	3
F-2B/9	5 Church St	101	VR	0.14	57.50	1	0	1	4	3
F-2B/10	250 Central St	903	VR	0.32	242.75	1	0	0	0	0
F-2B/11	253 Central St	101	VR	0.32	93.00	1	0	1	4	3

## VILLAGE RESIDENTIAL DISTRICT

## BUILD-OUT ANALYSIS OF PROPOSED ZONING

Map & Parcel	Street Address	Class Code	Proposed Zoning	Acres	Frontage	B.O. Lots	Add'l Lots	Unit Count	B.O. Units	Add'l Units
F-2B/12	29 Windsor Ave	101	VR	0.25	115.00	1	0	1	4	3
F-2B/13	30 Windsor Ave	101	VR	1.00	170.00	2	1	1	8	7
F-2B/14	9 Kinsley Rd	903	VR	0.25	223.60	1	0	0	0	0
F-2B/15	540 Mass Ave	111	VR	0.60	16.00	1	0	4	4	0
F-2B/16	11 Church St	101	VR	0.13	70.00	1	0	1	4	3
F-2B/17	12 Church St	132	VR	0.14	70.00	1	0	0	0	0
F-2B/18	8 Church St	104	VR	0.67	188.00	1	0	2	4	2
F-2B/19	248 Central St	101	VR	0.30	226.50	1	0	1	4	3
F-2B/20	249 Central St	101	VR	0.83	202.40	2	1	1	8	7
F-2B/21	33 Windsor Ave	101	VR	0.14	55.00	1	0	1	4	3
F-2B/22	37 Windsor Ave	101	VR	0.21	99.30	1	0	1	4	3
F-2B/24	15 Church St	101	VR	0.22	0.00	1	0	1	4	3
F-2B/25	14 Church St	132	VR	0.23	0.00	1	0	0	0	0
F-2B/26	244 Central St	101	VR	0.31	81.00	1	0	1	4	3
F-2B/27	43 Windsor Ave	101	VR	0.27	112.50	1	0	1	4	3
F-2B/28	38 Windsor Ave	104	VR	0.50	70.00	1	0	2	4	2
F-2B/29	44 Windsor Ave	101	VR	1.00	85.00	2	1	1	8	7
F-2B/30	15 Kinsley Rd	101	VR	0.63	292.39	1	0	1	4	3
F-2B/31-1	6 Kinsley Rd	101	VR	0.49	150.00	1	0	1	4	0
F-2B/31-2	8 Kinsley Rd	130	VR	0.92	100.00	2	1	0	8	8
F-2B/31-10	514 Mass Ave	903	VR	1.45	100.00	1	0	0	0	0
F-2B/33	242 Central St	104	VR	0.31	53.00	1	0	2	4	2
F-2B/34	241 Central St	101	VR	0.25	122.00	1	0	1	4	3
F-2B/35	49 Windsor Ave	101	VR	0.38	132.00	1	0	1	4	3
F-2B/36	46 Windsor Ave	101	VR	0.50	71.00	1	0	1	4	3
F-2B/38	237 Central St	101	VR	0.25	106.00	1	0	1	4	3
F-2B/39	53 Windsor Ave	101	VR	0.38	90.00	1	0	1	4	3
F-2B/40	48 Windsor Ave	101	VR	0.41	105.00	1	0	1	4	3
F-2B/43	233 Central St	109	VR	0.25	90.00	1	0	2	4	2
F-2B/44	57 Windsor Ave	101	VR	0.33	92.00	1	0	1	4	3
F-2B/45	56 Windsor Ave	101	VR	1.55	162.10	3	2	1	12	11
F-2B/49	224 Central St	101	VR	0.36	100.40	1	0	1	4	3

## VILLAGE RESIDENTIAL DISTRICT

## BUILD-OUT ANALYSIS OF PROPOSED ZONING

Map & Parcel	Street Address	Class Code	Proposed Zoning	Acres	Frontage	B.O. Lots	Add'l Lots	Unit Count	B.O. Units	Add'l Units
F-2B/51	221 Central St	111	VR	0.25	90.50	1	0	4	4	0
F-2B/52	59 Windsor Ave	104	VR	0.40	95.00	1	0	2	4	2
F-2B/53	62 Windsor Ave	101	VR	1.80	182.00	4	3	1	16	15
F-2B/58	220 Central St	101	VR	0.17	195.70	1	0	1	4	3
F-2B/59	216 Central St	101	VR	0.20	152.90	1	0	1	4	3
F-2B/60	217 Central St	101	VR	0.38	143.20	1	0	1	4	3
F-2B/61	63 Windsor Ave	101	VR	0.64	155.00	1	0	1	4	3
F-2B/64	28 Willow St	316	VR	0.19	104.40	1	0	0	4	4
F-2B/65	214 Willow St	132	VR	0.18	78.00	1	0	0	0	0
F-2B/67	211 Central St	101	VR	0.47	116.20	1	0	1	4	3
F-2B/69	69 Windsor Ave	132	VR	0.46	150.00	1	0	0	0	0
F-2B/75	30 Willow St	101	VR	0.20	65.00	1	0	1	4	3
F-2B/76	206 Central St	104	VR	0.20	90.00	1	0	2	4	2
F-2B/78	207 Central St	101	VR	0.25	87.60	1	0	1	4	3
F-2B/79	75 Windsor Ave	130	VR	0.79	150.00	2	1	0	8	8
F-2B/87	68 Windsor Ave	908	VR	5.46	344.96	1	0	63	63	0
F-2B/87-1	66 Windsor Ave	130	VR	0.51	150.00	1	0	0	4	4
F-2B/50	224 Central St	130	VR	0.07	186.75	1	0	0	4	4
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				62.46	14167.62	139	27	208	583	375